WARRANTY DEED

Karen Johnson Davidson County
Batch# 1437607 DEEDWARR
06/24/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,157.73
20260624-0057000

File No. AP-26-2522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nipapan Katkham and Daniel Clement	Guild Mortgage Company, LLC	
(NAME)	(NAME)	
1605 16th Avenue North	P.O. Box 1788	081-11-0-287.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Springfield, OH, 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jebra Home Contractors LLC, a Colorado Limited Liability Company, incorrectly referred to in the prior deed as a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nipapan Katkham and Daniel Clement, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 40 feet of Lot No. 338 on the Plan of McGavock, Wetmore and Other's Second Addition, called Addition to the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 338 fronts 40 feet on the Westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jebra Home Contractors LLC, a Tennessee limited liability company by Warranty Deed from Richard Roberts, Duane E Roberts, Julia Douglas, Sally Bayham, Timara Williams, Timothy M Roberts, Jr., Timiyah A Roberts, Marquis C Johnson, Crystal Brand, Maurice E Roberts, III, Adam C Roberts, Timetri Roberts, Jarvis Roberts, Taneilya Dunlap, Christopher Dunlap of record in Instrument No. 20201110-0132419 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on November 10, 2020.

This is property more commonly known as 1605 16th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 23rd day of June, 2026.

Jebra Home Contractors LLC, a Tennessee
Limited Liability Company

By: _____
Jessica Samborski, Sole Member

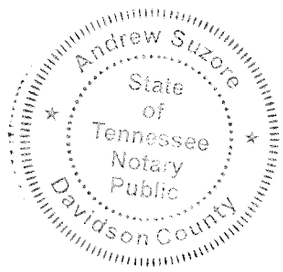
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jessica Samborski, Sole Member of Jebra Home Contractors LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Jebra Home Contractors LLC, the within named bargainor, a Limited Liability Company, and that such Jessica Samborski, Sole Member of Jebra Home Contractors LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 23rd day of June, 2026.

_____
Notary Signature

My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, **R. Patrick Parker** , do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/23/2026 **(date of document)**.

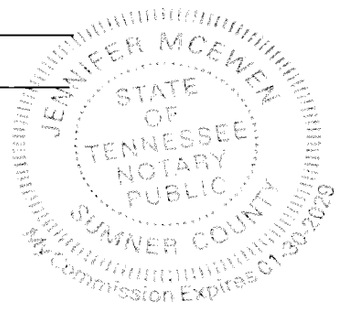
Affiant Signature

06/23/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature
My Commission Expires: 1/30/29



HE-2026-252