This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25829-DJ

Karen Johnson Davidson County
Batch# 1443226 DEEDWARR
07/08/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260708-0061505

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Emad Megaly
Affiant

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Subscribed and sworn to before me, this the 6th day of July, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emad Megaly and Sherin Abdelmalak **2316 Fernwood Drive** **Nashville, TN 37216**	Southern Bancorp Bank 601 Main Street Arkadelphia, AR 71923	072-08-0-196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MC Prestige Services LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emad Megaly and Sherin Abdelmalak, husband and wife**, hereinafter called the Grantee(s), 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, all of Lot No. 268, Section IV, Plan of Dalewood, according to survey and plat of same appearing of record in Book 1835, page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to MC Prestige Services LLC, a Tennessee limited liability company by Warranty Deed from Kevin Lehman, Personal Representative of the Estate of Catherine Snedecor McKinnies, dated February 5, 2026, recorded February 11, 2026, of record in Instrument No. 20260211-0010476, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Catherine B. Snedecor by Warranty Deed from William I. Ezell, Jr. and wife, Velma C. Ezell, dated November 26, 1985, recorded November 27, 1985, of record in Book 6720, page 402, said Register's Office. The said Catherine B. Snedecor aka Cahterine Snededcor McKinnies, having since died testate on February 6, 2025, property being conveyed by her Personal Representative in accordance with the terms her estate of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 25P-1848.

This is improved property located at: **2316 Fernwood Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2026.

GRANTOR:

MC Prestige Services LLC, a Tennessee Limited Liability Company

By: _____
Matthew E. Alvarado, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew E. Alvarado, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of MC Prestige Services LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of July, 2026.

_____
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202607080061505

I, Kirsten Virden, 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 07/06/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/06/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

