WARRANTY DEED

Karen Johnson
Batch # 1465153
08/28/2026 02:30:35 PM
Fees: $13.00 Taxes: $1,783.40

Davidson County
DEEDWARR
2 pgs

20260828-0080008

W-WG-26-224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/9/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 05-06-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donna Rose, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
2408 Sterling Road		**060-16-0-138.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIVED LABIB AND ABRAM AGAIBY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONNA ROSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the west 48 feet of Lot No. 93, Capitol View Subdivision, as shown by plat of record in Plat Book 974, pages 52 and 53, of the register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dived Labib and Abram Agaiby by Warranty Deed from Leernest S. Evans, as Executor of the Estate of Stephanie Bond Peoples, Deceased (Docket No.: 21P2458) of record in Instrument No. 20260515-0043950 Register's Office for Davidson County, Tennessee, dated May 05, 2026 and recorded on May 15, 2026.

Also being the same property conveyed to Dived Labib and Abram Agaiby by Quitclaim Deed from LeErnest S. Evans, as Devisee under the Will of Stephanie Bond Peoples, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of easement for Sanitary Sewers and or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 4154, Page 85, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **224 Capitol View Ave, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 27th DAY OF AUGUST, 2026.

Dived Labib

Abram Agaiby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIVED LABIB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2026.

Notary Public
My Commission Expires: 9-16-2029
(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABRAM AGAIBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2026.

Notary Public
My Commission Expires: 9-16-2029
(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212