



## Sheena Khawaja

Associate | Atlanta

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### Areas of Practice

Real Estate Law | Real Estate Leasing | Commercial Lending

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Sheena Khawaja is an Associate in the Real Estate Practice of Smith, Gambrell & Russell, LLP.

Ms. Khawaja assists clients in commercial real estate matters and financing transactions, as well as in a variety of matters ancillary to transactions involving commercial real estate. She advises businesses on the acquisition, disposition, and leasing of unimproved and improved properties, and counsels institutional lenders, investors, and borrowers in financing matters.

Using her understanding of her clients' business models and needs, Ms. Khawaja guides her clients through the life cycle of commercial real property transactions by drafting and negotiating term sheets and purchase and sale agreements, conducting due diligence, including examining title and survey and preparing title objections and title clearance documents, obtaining comprehensive title insurance policies, and preparing closing documents and instruments to successfully convey commercial property while prioritizing and maintaining efficiency and communication with her clients. She also represents national landlords and tenants in commercial leases involving retail, office, medical/dental, warehouse, and other spaces. In financing matters, Ms. Khawaja supports her clients as lead or local counsel by preparing checklists, drafting and negotiating loan and closing documents, including SNDAs, estoppels, and other required documents, conducting due diligence, obtaining loan policies of title insurance with lender-required endorsements, and assisting with closing.

Prior to her tenure as a real estate and finance associate, she served as a law clerk for Judge Kimberly M. Esmond Adams at the Superior Court of Fulton County and in the Georgia Office of Capital Defenders, where she represented clients in

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capital cases. Ms. Khawaja is also very active in the Georgia and national legal and non-legal communities and has held several leadership roles in various voluntary organizations, including the South Asian Bar Association of Georgia, the Atlanta Bar Association, and Next OnBoard. Additionally, she was recognized as “One to Watch” in the area of real estate, in the 2023 edition of The Best Lawyers in America, and is an alumnus of the Leadership Council on Legal Diversity’s Pathfinder Program.

Ms. Khawaja earned her B.S. in Biology and English from Stony Brook University, her M.A. in Literary Studies from Georgia State University, and her J.D. from the Georgia State University College of Law.

## Admissions

Georgia

## Memberships and Leadership Roles

Treasurer, Women in the Profession Section of the Atlanta Bar Association

Member-at-Large, Atlanta Council of Young Lawyers Section of the Atlanta Bar Association

Chair-Elect, Next OnBoard Events Committee

Pathfinder, Leadership Council on Legal Diversity (Class of 2022)

President, South Asian Bar Association of Georgia (2021)

Member, Atlanta Bar Association

Member, Georgia Asian Pacific American Bar Association

Member, National Asian Pacific American Bar Association

Member, South Asian Bar Association of North America

## Recognitions

Best Lawyers “Ones to Watch” in Real Estate Law (2023)