WARRANTY DEED

Karen Johnson Davidson County
Batch# 215391 **DEEDWARR**
04/09/2019 09:39:25 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190409-0032153

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of April, 2019

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ross Opare-Addo Wilmoshia Roberts	NEW OWNER	086-04-0A-046.00CO
4308 Oakcrest Lane		
Hermitage, TN 37076	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Realty Up, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ross Opare-Addo, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Re-Subdivision of Lot No. 3 Oakcrest, a Planned Unit Development, Phase 1-B, of record in Plat Book 6050, Page 435 (which Plat Book and Page voided, vacated and superseded the Plat of Lot 3 of Oakcrest, Phase 1-B of record in Book 6900, Page 385, said Register's Office, which was incorrectly referred to in prior Warranty Deeds), Register's Office for Davidson County, Tennessee, to which said plan referenced is hereby made for a more, complete and accurate legal description.

Being the same property conveyed to WASSEM ABDELSHAHED from Brock & Scott, PLLC, Substitute Trustee by Substitute Trustee's Deed on May 29, 2018, of record in Instrument Number 20180821-0082792, Register's Office for Davidson County, Tennessee. Further conveyed to Realty Up, LLC, a Tennessee Limited Liability Company from Wassem Abdelshahed by Quitclaim Deed on February 4, 2019, of record in Instrument Number 20190211-0012723, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6050, Page 435, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 7308, Page 874, as amended in Book 8277, Page 830, Register's Office for Davidson County, Tennessee.
- Charter of Oakcrest Homeowner's Association, Inc., of record in Book 7589, Page 20, and Book 7662, Page 385, Register's Office for Davidson County, Tennessee.
- Subject to all matters on boundary plat of record in Plat Book 6900, Page 384, and Plat Book 7900, Page 250, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **4308 Oakcrest Lane, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-DTA-19-4308

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 our hands this April 4, 2019.

Realty Up, LLC

By Ayoob M. Ayoob, Member

Realty Up, LLC

By Wassem Abdelshahed, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ayoob M. Ayoob,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of **Realty Up, LLC**, the within named grantor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Realty Up, LLC** as Member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Wassem Abdelshahed,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of **Realty Up, LLC**, the within named grantor, a limited liability company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Realty Up, LLC** as Member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY