Karen Johnson Davidson County
Batch# 320322 DEEDWARR
11/26/2019 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20191126-0122436

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
31404-1A Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
I J Holding Company, LLC ATTN: Imad Jadalla 2122 Murfreesboro Pike Nashville, TN 37217	New Owner	13500043100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Nashville Realty Ventures, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **I J Holding Company, LLC, a Wyoming limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot 2, Resubdivision of Lot One, Final Plat of The Shoppes at Nashboro, as shown on Plat of record in Instrument No. 20080214-0014652, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to Nashville Realty Ventures, LLC, a Tennessee limited liability company by Warranty Deed dated March 13, 2008 from Mitchell Whitson, a married person and James U. Rust IV, an unmarried person, of record in Instrument No. 20080317-0026968, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 2122 Murfreesboro Pike, Nashville, TN 37217.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 26th day of November, 2019.

Nashville Realty Ventures, LLC, a Tennessee limited liability company

By: _____
Name: Karim Youssef
Its: Manager

STATE OF Massachusetts]
COUNTY OF Worcester]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Karim Youssef, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Nashville Realty Ventures, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Manager for the said company.

WITNESS my hand and official seal at Webster, MA, this 26 day of November, 2019.

_____
NOTARY PUBLIC
My Commission Expires: May 30 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

_____
Affiant

Subscribed and sworn to before me this 26 day of November, 2019.

_____
Notary Public
My Commission Expires: July 3 2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 13500043100. 2019 taxes have been prorated between the parties and paid as part of closing.

3. All Matters as shown on Plat of record in Instrument No. 20080214-0014652, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easements, of record in Book 5526, Page 687 & 691, said Register's Office.

5. Storm Water Detention Agreement, of record in Instrument No. 20050331-0035165, said Register's Office.

6. Drainage Easement, Utility Easement, Joint Access Easements and Sign Easement, as set out in Warranty Deed, of record in Instrument No. 20080317-0026968, said Register's Office.

7. Easement for construction of storm drainage lines to Metropolitan Government of Nashville and Davidson County, as set out in Instrument No. 20051228-0154739, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

