Karen Johnson Davidson County
Batch# 341865 DEEDWARR
01/10/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $210.90
20200110-0003808

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00.

Taylor Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2020.

Julie Coone
Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Toro Title, LLC, 933 E Trinity Lane, Nashville, TN 37207

File No.: 19-0099

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Magdi Hanna	Magdi Hanna	
(NAME) 100 Truman Rd	(NAME) same	043-04-0A-006.00 CO
(ADDRESS) Franklin, TN 37064-8346	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
I J HOLDING COMPANY LLC, TENNESSEE LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MAGDI HANNA,
HEREINAFTER CALLED THE GRANTEES, 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, being Lot 6 on the First Revision final Plat of Cluster Lot Subdivison River Landing, Section 1, hase 1, formerly known as Windstar Estates, Section 1, Phase 1, of reocrd in Instrument No. 20060918-00115492, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to I J Holding Company, LLC a Wyoming Limited Liability Company, dated May 11, 2018, of record in Instrument Number f201805140046085, 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 2020 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 043-04-0A-006.00 CO.

Subject to all matters as shown on the Plan of record in Instrument No. 20060918-0091763, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property, known as 705 Keeton Court, Old Hickory, TN 37138

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 10th day of January, 2020

I J Holding Company LLC

BY: _____
Imad Jadalla

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Imad Jadalla, known to me (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the authorized member of I J Holding Company LLC and acknowledged that such person executed the same on behalf of I J Holding Company LLC, with authorization to do so from I J Holding Company LLC.

Sworn to and subscribed before me this the 10th day of January, 2020

_____ My Commission Expires: 10.24.2023
NOTARY PUBLIC

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Matthew Anderson, do hereby make oath that I am a licensed attorney and/or 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____ Notary's Signature

My Commission Expires: July 3rd, 2023

