WARRANTY DEED

Karen Johnson Davidson County
Batch# 354759 DEEDWARR
02/07/2020 10:20:47 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20200207-0014433

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2020

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: 2-21-2023

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fhanysha Clark Gaddis and Jordan Trent Gaddis	Fhanysha Clark Gaddis	092-06-0-040.00
(NAME)	(NAME)	
3324 Marrissey Lane	3324 Marrissey Lane	
(ADDRESS)	(ADDRESS)	
Sacramento, CA 95834	Sacramento, CA 95834	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Realty Up, LLC, Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fhanysha Clark Gaddis, and husband Jordan Trent Gaddis, as Joint Tenants** 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 No. 1 on the Plan of Re-subdivision of Lots 2, 3 and the Southerly 30' of Lot 4 Plan of Midway of record in Plat Book 3106, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to the State of Tennessee at Book 4176, Page 396, Register's Office for Davidson County.

Being the same property conveyed to REALTY UP LLC, A TENNESSEE LIMITED LIABILITY COMPANY from The Estate of Lydia E. Bryant by Warranty Deed on July 13, 2018, of record in Instrument Number 20180717-0069598, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Subject to all matters on Plan of record in Plat Book 3106, Page 48, re-subdividing Plat Book 421, Page 74, Register's Office for Davidson County, Tennessee.

Easement and Agreement of record in Book 4176, Page 398, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 910 29TH Ave., Nashville, TN 37209
(House Number) (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 my/our hands this 27th day of January, 2020.

Realty Up, LLC

Ayoob M. Ayoob, Partner

Wassem Abdelshahed, Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ayoob M. Ayoob and Wassem Abdelshahed, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Partners of Realty Up, LLC, Tennessee Limited Liability Company and that they as such Partners, executed the foregoing instrument for purposes therein contained by signing the name of the entity by themselves Partners of Realty Up, LLC.
WITNESS my hand and seal this 27th day of January, 2020.

Notary Public
My Commission Expires: 11.8.21

File No.: 202001006

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY