WARRANTY DEED

Karen Johnson Davidson County
Batch# 410151 DEEDWARR
06/04/2020 01:34:19 PM 3 pgs
Fees: $18.00 Taxes: $795.50

20200604-0057587

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 9-20-2022

(AFFIX SEAL)

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
Sameh H. Sidhom	Same as new owner	150-00-0-035.00
(NAME)	(NAME)	
2449 Ravine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **IJ Holding Company, LLC, a Wyoming Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sameh H. Sidhom,** 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 the 2nd Civil District of Davidson County, Tennessee, being parts of Lot Nos. 4 & 5 as shown on the unrecorded plan of the Sandy Richardson Land and being a part of the unrecorded tract adjoining the East margin of Lot No. 10 on the plan of the Foster Lands of record in Plat Book 2, Page 157, Chancery Court for said County, described according to a survey of Sandy Richardson Land made by T.R. Sanford Surveyor, dated July 14, 1958, and a more recent survey by Hal R. Swann, Jr. dated February 22, 1965, as follows:

Beginning at a point in the southerly margin of Anderson Road, being the northeast corner of Lot No. 10 of said Foster Lands; thence along the east margin of said Lot No. 10 south 2 degrees 57 minutes W 365.5 feet, more or less, field measurement, to the northeast corner of said cemetery, in all 102 feet to a point; thence northwardly the total of 373.4 feet, more or less field measurement, to a point in the south margin of Anderson Road; thence westwardly along the south margin of Anderson Road 100 feet to the point of beginning.

Being the same property conveyed to I J Holdings, LLC, a Wyoming limited liability company from Deborah C. Amos, an unmarried woman by Warranty Deed on August 29, 2019, of record in Instrument Number 20190906-0090017, Register's Office for Davidson County, Tennessee. Prior conveyance was a Warranty Deed to Lawrence C. Amos and wife, Deborah C. Amos from Frankie Ann Wood, unmarried dated January 29, 1993 and filed for record February 3, 1993 in book 8856, page 167, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3155 Anderson Road, Antioch, TN 37013
(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 3rd day of June, 2020.

IJ HOLDING COMPANY, LLC, A WYOMING LIMITED LIABILITY COMPANY

Imad Jadella
member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Imad Jadella with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be member of IJ Holding Company, LLC, a Wyoming Limited Liability Company and that he as such member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as member.

WITNESS my hand and seal this 3rd day of June, 2020.

Notary Public
My Commission Expires: 9-20-2022

File No.: 202003063

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY