WARRANTY DEED

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

J-SB-WR-20-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 430420 **DEEDWARR**
07/06/2020 11:26:52 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20200706-0072294

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
AAF Investments, LLC	**New Owner**	
(NAME)	(NAME)	**081-06-0-353.00**
949 Bordeaux Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOHAB KHAMIS, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AAF INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 16 on Map of the Nichol Property as of record in Book 31, Page No. 603, Register's Office for Davison County, Tennessee and a 20 foot strip of ground in th rear of said lot the entire tract being more fully described as follows.

Beginning in the center line of the 24th Avenue North, the Northwest comer to Wesley Hyde property formerly owned by L.O. Moore; thence with Moore's West line North 50 feet, thence West 170 feet to the center line of 24th Avenue North; thence South along the center line of said avenue 60 feet to the beginning.

Being the same property conveyed to Mohab Khamis by Warranty deed from Integrity First Realty, LLC a Tennessee Limited Liability Company of record in Instrument No. 20160609-0058167 Register's Office for Davidson County, Tennessee, dated June 08, 2016 and recorded on June 09, 2016.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 31, Page 603, Register's Office for Davidson County, Tennessee.
- Metro Letter of record in Instrument Number 20150902-0089022, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4058, Page 494, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2014 24th Ave N, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 1st DAY OF JULY, 2020.

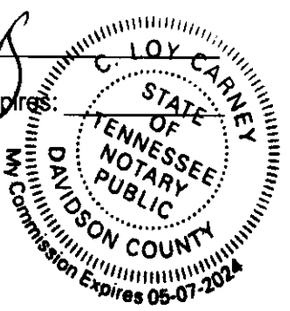
Mohab Khamis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAB KHAMIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212