WARRANTY DEED

Karen Johnson Davidson County
Batch# 440744 DEEDWARR
07/20/2020 12:12:32 PM 2 pgs
Fees: $13.00 Taxes: $495.80

20200720-0079349

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC JUDITH C. JACOBS STATE OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-14-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gerges Youssef	US Bank	Parcel ID: 107-05-0A-109.00
(NAME) 109 Five Oaks Drive	(NAME) 2300 Wall St. Ste A	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Cincinnati, OH 45212	
(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, I/WE, **Shellville, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gerges Youssef, a single man,** 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 Unit No. 109 in the Five Oaks a Planned Unit Development as shown on Plat of Record in Book 5200, Page 355, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shellville, LLC by Warranty Deed from Arnold Investments, Inc. dated July 21, 2017 and recorded August 10, 2017 in Instrument Number 20170810-0081901, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 109 Five Oaks Drive, 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 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 17th day of July, 2020

Shellville, LLC, a Tennessee limited liability company

BY: _____

Sheldon Rifkowitz, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sheldon Rifkowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member, and is authorized to execute the instrument on behalf of Shellville, LLC, the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Sole Member_.

Witness my hand and official seal, this the 17th of July, 2020.

_____

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY