Karen Johnson Davidson County
Batch# 502125 DEEDWARR
10/28/2020 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,109.63
20201028-0124509

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
St Karas #1 LLC **1459 Marcasite Dr** **Brentwood, TN 37027**	**New Owner**	**149-13-0A-006.00 CO.**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$299,900.00**

Affiant

Sworn to and subscribed before me this _____ day of October, 2020.

Notary Public

My commission expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **ELITE DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND KARAS HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **ST KARAS #1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **4845 Bowfield Drive, Antioch, TN 37013, Davidson County, Tennessee**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 20th day of October 2020.

GRANTOR:

Elite Developments LLC,
a Tennessee limited liability company

By: HAROUN SOLTAN
Name: Haroun Soltan
Its: President

KARAS HOMES LLC,
a Tennessee limited liability company

By: _____
Name: ~~Magdi Hanna~~
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Haroun Soltan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Haroun Soltan as such President.

Witness my hand, at office, this 20th day of October, 2020.

Carrie Borden
Notary Public
My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Magdi Hanna, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Magdi Hanna as such President.

Witness my hand, at office, this 20th day of October, 2020.

Carrie Borden
Notary Public
My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Revision, Final Plat, Carrolton Station, Phase 1, of record as Instrument No. 20180205-0011494, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to ELITE DEVELOPMENTS, LLC AND KARAS HOMES, LLC, by deed from MEN OF VALOR, A TENNESSEE NONPROFIT CORPORATION, of record as Instrument No. 20190131-0009181, dated January 29, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20180205-0011494, said Register's Office.

3. Storm Water Detention Agreement of record as Instrument No. 20060227-0021948, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20151217-0127060, said Register's Office.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY