Name and Address of New Owner:
Farhan Sharif
1723A 6th Avenue North
Nashville, TN 37208

Send Tax Bills To:

U.S. Bank Home Mtg.
7601 Penn Ave. S., SLEA1
Richfield, MN 55423

This Instrument Prepared By:
Devan Spinelli
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

Map & Parcel No: 092-06-0-123.00

Karen Johnson Davidson County
Batch# 532792 DEEDWARR
12/14/2020 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20201214-0146692

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elfersy Properties LLC, a Tennessee Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Farhan Sharif, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 346 on the Map of Hefferman Place, as of record in Book 161, page 138, Register's Office for said County.Said Lot No. 346 fronts 50 feet on the Southerly side of Morena Street and runs back 202.2 feet on the Westerly line and 199 feet, more or less, on the Easterly line, to an alley on which it measures 50.2 feet.

Being the same property conveyed to Ebenezer Missionary Baptist Church, by deed dated June 28, 2002 and recorded July 3, 2002 from Alma Swett, of record in Instrument Number 20020703-0080552 and being further conveyed to Music City Financial, LLC, a Texas limited liability company, by deed dated June 16, 2020 and recorded June 19, 2020 from Ebenezer Missionary Baptist Church, of record in Instrument Number 20200619-0065332 and being further conveyed to Elfersy Properties, LLC, a Tennessee limited liability company, by deed dated June 16, 2020 and recorded June 22, 2020 from Music City Financial, LLC, a

Texas limited liability company, of record in Instrument Number 20200622-0066390, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2703 Morena Street, A, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of December, 2020.

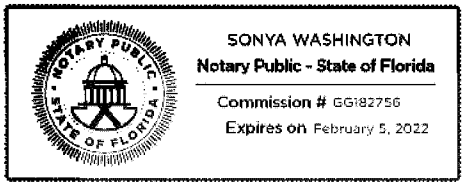
Elfersy Properties LLC, a Tennessee Limited Liability Company

By: Avi Elfersy
Avi Elfersy, Sole Member

STATE OF Florida
COUNTY OF Miami-Dade

Before me, Notary Public of the state and county mentioned, personally appeared Avi Elfersy, **with whom I am personally acquainted (or proved** to me on the basis of satisfactory evidence), **and who, upon oath, acknowledged such person to** be Sole Member of Elfersy Properties, LLC, **the within named bargainor, a Limited Liability Company,** and that Avi Elfersy as such Sole **Member, executed the foregoing instrument for the** purpose therein contained, by personally **signing the name of the Limited Liability Company** as Sole Member.
TN drivers license provided
Witness my hand and seal this 9th day of December, 2020.

Sonya Washington
Notary Signature
Online Notary
My commission expires: 02/05/2022
Notarized online using audio-video communication

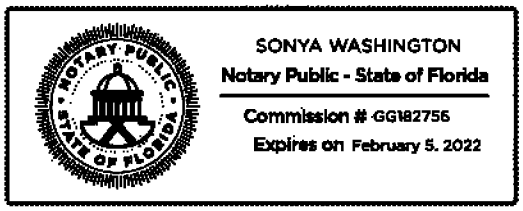


AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Miami-Dade)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
TN drivers license provided

Avi Elfersy
(Affiant)



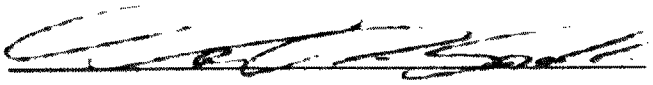
Sworn to and subscribed before me this 9th day of December, 2020.

Sonya Washington
Notary Public Online Notary
My commission expires: 02/05/2022
Notarized online using audio-video communication

File No. 2020-861

True Copy Certification

I, Devan P. Spinelli, do hereby make oath that I am a licensed attorney and/or 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.

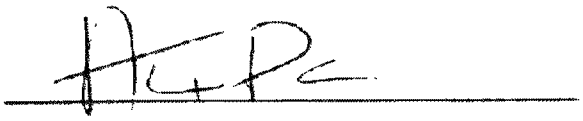


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

