Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch# 569591 DEEDWARR
02/05/2021 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $784.40
20210205-0017196

Name and Address of New Owner:
Shady Abuelzein
1553 Sprucedale Drive
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 175 2 B 109CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LM INVESTMENTS PARTNERSHIP**, has this day bargained and sold and does hereby transfer and convey unto, **SHADY ABUELZEIN, MARRIED MAN,** their heirs and assigns, forever, that certain parcel of real estate located Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in the first Civil District of Davidson, County Tennessee, being all of Unit No. 4401, as shown on the amendment to the Restated Declaration of Covenants, and Master Deed for Old Hickory Commons, Section Two and Three, a Planned Unit Development, filed for record as Instrument Number 20080317-0026338 and amended in Instrument Number 20101222-0101832, supplemented in Instrument Number 20081117-0113467, amended in Instrument Number 20130322-0028759, further amended in Instrument Number 20140207-0011094; in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to LM Investments Partnership, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated July 26, 2016, appearing of record in Instrument No. 20160802-0079485, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in instrument of record in Instrument No. 20080317-0026338, Amended in Instrument No. 20101222-0101832, Supplemented in Instrument No. 20081117-0113467, amended in Instrument No. 20130322-0028759, further amended in Instrument No. 20140207-0011094; Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Stormwater Detention Agreement of record in Instrument No. 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument No. 20081121-0114642, and in Instrument No. 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc., of record in Instrument No. 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim to Metro Government of record in Instrument No. 20100303-0016291; and to any and all matters shown on said plat and survey of record in Instrument No. 20081117-0113467, and further amended in Instrument No. 20130322-0028759; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SHADY ABUELZEIN, MARRIED MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of January, 2021.

LM Investments Partnership

BY: _____
Trey Lewis, Partner

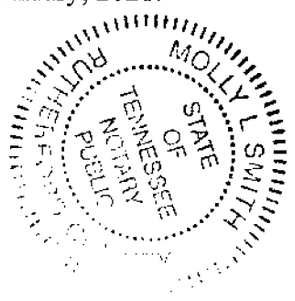
LM Investments Partnership

BY: _____
Chris Meagher, Partner
by Trey Lewis, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Trey Lewis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Partner of LM Investments Partnership,** the bargainor, and that he as such **PARTNER**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **PARTNER**

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 15th day of January, 2021.



_____
NOTARY PUBLIC
My Commission Expires: 12/18/22

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Trey Lewis,** with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (**Warranty Deed**) for the purposes therein contained; and the said **Trey Lewis,** to me known to be the person who executed the same as the free act and deed of the said **Chris Meagher, Partner of LM Investments Partnership** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Chris Meagher, Partner of LM Investments Partnership,** and appearing of record in Instrument Number _____202102050017195_____, in the Register's Office of **Davidson** County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 15th day of January, 2021.

MOLLY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Mary L. Smith
NOTARY PUBLIC
My Commission Expires: 1/18/22

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$212,000.00,** which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Samantha Wilson
AFFIANT

SWORN to and subscribed before me,
this 15th day of January, 2021.

Mary L. Smith
NOTARY PUBLIC
My Commission Expires: 1/18/22

MOLLY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF Tennessee
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**