Karen Johnson Davidson County
Batch# 607299 DEEDWARR
04/06/2021 10:24:44 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20210406-0044731

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

S. Nichols State of Tennessee Notary Public Williamson County

W-SB-JDG-20

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JDG Investments, LLC	NEW OWNER	
(NAME)	(NAME)	09312008800
P.O. Box 281982		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(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, **MOHAMED ABDO SABA AND JAMAL S. ALABARATI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JDG INVESTMENTS, LLC,** 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:

Tract 1:

Land in Davidson County. Tennessee, being the westerly 15 feet of Lot No. 67 and the easterly 20 feet of Lot No. 68 on the Plan of Maury and Claiborne Addition, of record in Book 21, pages 84 and 85, Registers Office for said County.

Said parts of Lots Nos. 67 and 68 front together 35 feet on the northerly side of Green Street and run back between parallel lines 165 feet to an alley.

Tract 2:

Land in Davidson County Tennessee. being the westerly 71/2 feet of Lot No. 68 and all of Lot No. 69 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, pages and 85, Registers Office for said County.

Said part of Lot No. 68 and all of Lot No. 69 front together 35 feet on the northerly side of Green, formerly Leigh Street, and extend back between parallel lines, with the westerly margin of Wharf Avenue, 165 feet to an alley.

Being the same property conveyed to Mohamed Abdo Saba and Jamal S. Albarati as joint tenants by Quitclaim Deed from Mohamed Abdo Saba of record in Book 11262, page 471, Register's Office for Davidson County, Tennessee, dated December 21, 1998 and recorded on December 21, 1998.

The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **141 Charles E Davis Blvd, Nashville, Tennessee 37210**.

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 31st DAY OF MARCH, 2021.

Tom Muhsin Attorney in fact

Mohamed Abdo Saba by Tom Muhsin
Attorney in Fact

Jamal S. Alabarati

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM MUHSIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MOHAMED ABDO SABA, and who acknowledged he/she/they executed the same as the free act and deed of the said MOHAMED ABDO SABA.

Witness my hand and official seal, this the 31st of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMAL S. ALABARATI, 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 31st of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

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