WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,700.00.

Affiant

Subscribed and sworn to me on 04/20/21.

NOTARY PUBLIC
My Commission Expires:

BRIAN D MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2023

Karen Johnson
Batch# 620269
04/21/2021 02:53:56 PM
Fees: $13.00 Taxes: $868.39

Davidson County
DEEDWARR
2 pgs

20210421-0053543

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Andre' Terry 7913 Haydenberry Ct. Nashville, TN 37221	new owner	149 05 0 199.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASD Investments, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Christopher Andre' Terry, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 161B on the Plan of Lots 159 & 161, Zone Lot Division, Pebble Trace, Section 1, as of record in Book 6900, Page 34, and amended in Book 6900, Page 564, Registers Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to ASD Investments, LLC, by Quitclaim Deed from DHA Investments, LLC, of record in Instrument No. 20210308-0029932, in the Register's Office of Davidson County, Tennessee, dated March 05, 2021 and recorded on March 08, 2021.
>
> Being the same property conveyed to DHA Investments, LLC, by Warranty Deed from Alex J. Paul, of record in Instrument No. 20181030-0107243, in the Register's Office of Davidson County, Tennessee, dated October 25, 2018 and recorded on October 30, 2018.
>
> This is improved property known as 2315 Rader Ridge Rd, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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.

Witness my hand this 04/20/2021.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ESB-C21215

ASD Investments, LLC
By: Assaf Amar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Assaf Amar (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 Authorized Member of ASD Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Member of ASD Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Member of ASD Investments, LLC.

Witness my hand and official seal on 04/20/21

NOTARY PUBLIC

My Commission Expires: 03-03-2025

