Karen Johnson Davidson County
Batch# 629239 DEEDWARR
05/05/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210505-0060263

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115436

WARRANTY DEED

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021.

NOTARY PUBLIC

My commission expires: 12/18/2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sakina E. Eltom 1704B 17th Ave. N. Nashville, TN 37208	New Owner	08111025100

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Five Thousand and 00/100 Dollars ($395,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **3 STRONG PROPERTIES LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SAKINA ELZEBAIR ELTOM,** _____, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being the Northerly one-half of Lot No. 368 on the Plan of McGavock, Wetmore, and Others Second Addition called the "Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 368 fronts 50 feet on the Easterly side of 17th Avenue North and runs back between parallel lines to an alley.

Being the same property conveyed to 3 Strong Properties, LLC from Music City Holdings, LLC, by Warranty Deed dated 04/24/2020 and recorded 04/29/2020 in Instrument No. 20200429-0044609, Register's Office of said County.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Chandler McCullough, III of record in Instrument No. 20200427-0043930, Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 27, 2020.

Being the same property conveyed to Chandler McCullough, III by Quitclaim deed from HomeTrust Partners of record in Instrument No. 20121030-0099418 Register's Office for Davidson County, Tennessee, dated June 06, 2012 and recorded on October 30, 2012.

Being a portion of the same property conveyed to Home Trust Partners by Successor Trustee

deed from Chan McCullough, Trustee of record in Instrument No. 20090223-0015435 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on February 23, 2009.

Being the same property conveyed to Nashville Housing Properties, LLC by Warranty deed from HomeTrust Partners, a Tennessee General Partnership of record in Instrument No. 20050104-0001272 Register's Office for Davidson County, Tennessee, dated December 27, 2004 and recorded on January 04, 2005.

The address of the herein described property is believed to be 1704 B 17th Ave N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of April, 2021.

3 Strong Properties, LLC

BY: _____
Nancy Miles, Sole Member & Manager

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Williamson

On this the 23rd day of April, 2021, before me, appeared Nancy Miles, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Sole Member and Manager of 3 Strong Properties, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said 3 Strong Properties, LLC, and said officer acknowledged said instrument to be the free act of deed of 3 Strong Properties, LLC.

WITNESS my hand and seal, this the 23rd day of April, 2021.

RENE PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-19-2024

Rene Porter
Notary Public

Rene Porter
Printed Notary Name

My commission expires: 11/19/24

True Copy Certification

I, Jamie Mooney, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY