Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13600-AP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 722014 DEEDWARR
09/22/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210922-0127658

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

Kirsten Vorder
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/20/2021.

Deborah L Bissell
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-1-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3966

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael Vinson	New Owner	135-12-0A-044.00-CO
2087 Nashboro Boulevard		
Nashville, TN 37217		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Raymoon Gerges and Basem Ekladious

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Vinson, a single person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 2087 of Nashboro Village Condominium and Garage Unit No. 2087G of said Condominium as shown on Master Plot Plan for Nashboro Village Twelve Conodminium, prepared by Miller, wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennesee; together with all right,title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, record in Deed book 4827, Page 30, said Register's Office.

Being the same property conveyed to Deborah S. Bisner and husband, Edward S. Bisner, Jr. by Warranty deed from Lawrence Ervin Dresen and Mary Lee Dresen, Trustees of the Lawrence Ervin Dresen and Mary Lee Dresen Joint Living Trust dated November 21, 2005, and amended and restated on March 23, 2007 of record in Instrument No. 20140103-0000793 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 03, 2014. (Value of consideration shown in aforementioned deed $78,500.00.)

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty deed from Deborah S. Bisner and Husband , Edward S. Bisner, Jr of record in Instrument No. 20210323-0038389 Register's Office for Davidson County, Tennessee, dated March 19. 2021 and recorded on March 23. 2021. (Value of consideration shown in aforementioned deed $130,000.00.)

Being the same property conveyed to Basem F. Ekladious and Raymoon H. Gerges by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20210412-0048558 Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on April 12, 2021. (Value of consideration shown in aforementioned deed $176,625.00.) Being also known as 2087 Nashboro Boulevard 2087 Nashville, Tennessee 37217. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

The above described property never having been the primary residence of the Grantor or the Grantor's spouse.

This is property known as 2087 Nashboro Boulevard Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on September 20, 2021.

Raymoon Gerges by Basem Ekladious, Attorney in Fact

Raymoon Gerges by Basem Ekladious, Attorney-in-Fact

Basem Ekladious

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Basem Ekladious, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Raymoon Gerges for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Raymoon Gerges, and is authorized by Raymoon Gerges to execute this instrument on his/her behalf.

Witness my hand and official seal, this September 20, 2021.

Notary Public

KIM L BENNETT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires 1/25/22

My Commission Expires: 1/25/22

Personally appeared before me, a Notary Public of said County and State, Basem Ekladious, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 20, 2021.

Notary Public

KIM L BENNETT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires 1/25/22

My Commission Expires: 1/25/22

File #: 2021-3966

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 09/20/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/20/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 **day of** September, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM