Karen Johnson Davidson County
Batch# 753859 DEEDWARR
11/12/2021 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,526.25
20211112-0150757

Name and Address of New Owner:
THAT'S ARAP INVESTMENTS, LLC
6455 Lewis Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147 08 0 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ramy M. Nagy, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **THAT'S ARAP INVESTMENTS, LLC**"the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section Two, Cathey Heights of record in Plat Book 2854, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ramy M. Nagy, by Warranty Deed from Music City Holdings, LLC a Texas limited liability company, of record in Instrument No. 20210513-0064997, in the Register's Office of Davidson County, Tennessee, dated May 06, 2021 and recorded on May 13, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Tim D. Johnson, of record in Instrument No. 20210512-0063857, in the Register's Office of Davidson County, Tennessee, dated May 06, 2021 and recorded on May 12, 2021.

Being the same property conveyed to Tim D. Johnson, by Warranty Deed from Music City Holdings, LLC a Texas limited liability company, of record in Instrument No. 20190916-0093593, in the Register's Office of Davidson County, Tennessee, dated September 11, 2019 and recorded on September 16, 2019.

Being the same property conveyed to Music City Holdings, LLC A Texas limited liability company, by Warranty Deed from Vickie L. Nicholson, of record in Instrument No. 20190916-0093592, in the Register's Office of Davidson County, Tennessee, dated September 12, 2019 and recorded on September 16, 2019.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This improved property known as 4856 Torbay Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of November, 2021.

_____(SEAL)
Ramy M. Nagy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2021, before me personally appeared Ramy M. Nagy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of November, 2021.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

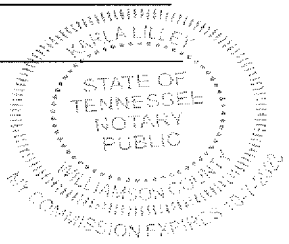
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $412,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
4th day of November, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-3608



Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-4-2021 (date of document).

Affiant Signature

11-5-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of November, 2021

Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

