Karen Johnson Davidson County
Batch# 766444 DEEDWARR
12/03/2021 08:30:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211203-0160245

THIS INSTRUMENT PREPARED BY:
Brewer, Krause, Brooks & Chastain, PLLC
545 Mainstream Drive, Suite 101
Nashville, Tennessee 37228

CRT File No. 15074792

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$1.00~~ $50.00

Affiant

RACHAEL C. McMICHAEL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 29th day of October, 2021

Notary Public
My Commission Expires: 8/16/2024

WARRANTY DEED

Address New Owner:	Sent Tax Bill to:	Tax Information:
10 Fairfield Ave. Nashville TN 37201	Sameer Shohatee	87-346 1870

FOR AND IN CONSIDERATION of the sum ~~of One and No/100 Dollars ($1.00),~~ $50.00 cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mohamed Ali Muthana Abuhamra** ("Granter"), has this day bargained and sold, and does hereby transfer and convey to **Yonis Capital, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 378 & 379 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Tract 1: Lot No. 379 fronts 37 feet more or less, on the Northerly side of Lafayette Street, as widened, and runs back 157 feet, more or less, on the Westerly line and 167 feet, more or less, on the Easterly line to an alley, measuring 3 7 feet thereon.

Tract 2: (Lot No. 378) Beginning on the Northerly margin of Lafayette Street, as widened at the corner of Lots 378 and 379; thence with the line between said two lots, Northwardly 157 feet, more or less, to the Southerly margin of an alley; thence along said alley Westwardly 3 7 feet to the Easterly margin

of Lewis Street; thence with said street, Southwardly 135 feet, more or less, to the beginning of a curve; thence around said curve in a Southeasterly direction 15 feet, more or less, to the Southerly margin of Lafayette Street; thence with said street, Eastwardly 28 feet, more or less, to the beginning.

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Land in Davidson County, Tennessee, being parts of Lot Nos. 381 and 382 on the plan of Maury and Claiborne's Addition to South Nashville as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of Lot No. 381 fronts 37 feet on the Northerly side of Lafayette Street, formerly the Murfreesboro Pike, as widened and runs back 177 feet, more or less, on the Westerly line and 187 feet, more or less, on the Easterly line to the Southerly margin of all' alley, measuring 37 feet thereon. Said part of Lot No. 382 is described as follows: Beginning at a point on the Westerly margin of Fairfield Avenue, at the Southwest corner of said Fairfield Avenue and the first alley North of Murfreesboro Pike; thence with the Southerly margin of said alley, Westwardly 37 feet to the Northeast corner of Lot No. 381 on said plan; thence with the line between said Lot Nos. 381 and 382, Southwardly 187 feet, more or less, to a point on the Northerly margin of Lafayette Street, formerly the Murfreesboro Pike as widened; thence with the Northerly margin of Lafayette Street, as widened, Eastwardly 20 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 26 feet, more or less, to a point on the Westerly margin of said Fairfield Avenue; thence with the Westerly margin of said Fairfield Avenue, Northwardly 187 feet to the beginning.

Including but excluding 3500 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by C. E. Danis and wife, Julia B. Danis of record in Book 3879, Page 647, Register's Office for said County.

Being the same property conveyed to Mohamed Ali Muthana Abuhamra by Warranty Deed from Anantkoti, LLC, recorded on the 31st day of August, 2015 in Instrument No. 20150831-0088169, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject .to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of PLAN OF MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, as recorded in Plat Book 21, Page(s) 84-85.

Water Line Easement retained in deed recorded in Book 7773, Page 749.
Agreement for Dedication of Easement for Water Quality and/or Storm Drainage as set forth in instrument recorded in Instrument No. 20050623-0072066.
Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20050623-0072070.

Grant of Easement as set forth in instrument recorded m Instrument No. 20080521-0051901.

Terms and conditions of any ex1stmg unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the. lessee(s) under the lease(s).

This is improved property located at 10 FAIRFIELD AVE Nashville TN 37210-3429.

TO HA VE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to Grantees, its successors, heirs, and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2021.

By: Mohamed Ali Muthana Abuhamra

STATE OFTENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohamed Ali Muthana Abuhamra, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20 day of October, 2021.

Notary Public

My Commission Expires: 11/14/2024

ROBERT JOHNSON III
Notary Public - State of Florida
Commission # HH 030601
My Comm. Expires Nov 16, 2024
Bonded through National Notary Assn.