Karen Johnson Davidson County Batch# 794594 DEEDWARR 01/24/2022 12:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,295.00 20220124-0008660	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this the 11th day of January 2022. Notary Public My commission expires: 10/2/2023 (AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
OMAR ALABDI AND SAMIR NAGI	New Owner - Madison Food Market	**052 09 0 263.00**
400 East Due West Avenue	201 E. Webster St. #109	
Nashville, TN 37115	Nashville, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBRA G. BROWN AND JOHN A. BROWN, JR., WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OMAR ALABDI AND SAMIR NAGI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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(s) 2B, as shown on the map entitled Final Plat, Resubdivision of Lot 2 and Lot 3 on the plan of Montague Park Subdivision of Tracts Nos. 27 to 32, Inclusive, of record in Instrument No. 20040528-0063053, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEBRA G. BROWN, by deed from ERIC J. LESUEUR AND WIFE, JERRI DAWN LESUEUR, of record in Instrument No. 20070305-0026663, dated February 7, 2007, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 400 East Due West Avenue, Nashville, TN 37115.

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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/our hand(s) this 11th day of January, 2022

DEBRA G. BROWN

JOHN A. BROWN, JR

State of FLORIDA)

County of MARION)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **DEBRA G. BROWN AND JOHN A. BROWN, JR., WIFE AND HUSBAND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 10/15/2022

JANAKKUMAR DESAI
Notary Public - State of Florida
Commission # GG 266985
My Comm. Expires Oct 15, 2022
Bonded through National Notary Assn.

Certificate of Authenticity

I, Tonya Loftin, 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 **January 11, 2022**.

Date

Tonya Loftin
Affiant Signature

January 14, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14th day of January, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)