RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5413-2022

Karen Johnson Davidson County
Batch# 805421 DEEDWARR
02/15/2022 10:48:48 AM 2 pgs
Fees: $13.00 Taxes: $1,652.05
20220215-0017373

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

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
Mary Nagib 1722 Pecan Street Nashville, Tn 37208	Same address as new owner	081-02-0-140

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY SIX THOUSAND FIVE HUNDRED AND 00/100 Dollars ($446,500.00) 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, **MARY NAGIB**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot 35 as shown on the map of Buena Vista Heights Addition of record in Plat Book 161, page 19, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to 3 Strong Properties, LLC from Music City Holdings, LLC, by Warranty Deed dated 05/25/2021 and recorded 06/07/2021 in Instrument No. 20210607-0076087, Register's Office of said County.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company from Hensley Group LLC, by Warranty Deed dated 05/25/2021 and recorded 06/02/2021 in Instrument No. 20210602-0073789, Register's Office of said County.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company from Keith R. Kraft and Lauren E. Cooper and AJA Properties, LLC, a Tennessee Limited Liability Company, to each a one-third (1/3) undivided interest, as tenants in common, by Warranty Deed dated 01/22/2021 and recorded 01/25/2021 in Instrument No. 20210125-0010825, Register's Office of said County.

Being the same property conveyed to Keith R. Kraft, Lauren E. Cooper and AJA Properties, LLC,

a Tennessee Limited Liability Company, to each a one-third (1/3) undivided interest, as tenants in common from B. B. Doubleday, Jr., by Warranty Deed dated 07/10/2002 and recorded 07/12/2002 in Instrument No. 20020712-0084343, Register's Office of said County.

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.

This is ___unimproved _X__ improved property, known as: 1722 Pecan Street, Nashville, TN 37208

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their 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 2022 property taxes, which taxes are being prorated between the parties, and .

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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th day of February, 2022

GRANTOR(S)

3 Strong Properties, LLC, a Tennessee Limited Liability Company

By: _____
Nancy Marla Miles, Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Nancy Marla Miles, as Manager of 3 Strong Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as Manager of 3 Strong Properties, LLC on behalf of 3 Strong Properties, LLC.

WITNESS my hand and seal, this the 11th day of February, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4.13.22