Karen Johnson Davidson County
Batch# 809468 DEEDWARR
02/22/2022 12:43:15 PM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20220222-0019978

# WARRANTY DEED

DAVIDSON COUNTY ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Abigail Cheri Stegall and Miles Braxton Carroll | Highland Residential Mtg | |
| (NAME) 9 Decatur Street | (NAME) 950 W. Bethany Dr Ste 800 | 093-16-0-385.00 |
| (ADDRESS) Nashville TN 37210 | (ADDRESS) Allen TX 75013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Realty Up LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigail Cheri Stegall, an unmarried woman and Miles Braxton Carroll, an umarried man, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the Southerly 7 feet of Lot No. 9 and the Northerly 30 feet of Lot No. 10 in Block "G" on the Plan of Hermitage Addition of record in Plat Book 57, Pages 42 and 43, in the Register's Office for Davidson County, Tennessee.**

**Said parts of said lots adjoin and front together 37 feet on the East side of Decatur Street and run back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Realty Up, LLC by Warranty deed from Fairfield Missionary Baptist Church, Inc., aka Fairfield Baptist Church of record in Instrument No. 20201112-0132862 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 12, 2020.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 9 Decatur St. Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-PR-21-9

Witness my hand this 16th day of February, 2022.

**REALTY UP LLC**

Ayoob M Ayoob member

**By: Ayoob M Ayoob, member**

member

**By: Wassem Abdelshahed, member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ayoob M Ayoob**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Realty Up LLC, the within named bargainor, a Limited Liability Company, and that such member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Realty Up LLC.

WITNESS my hand and official seal at office this 16th day of February, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Wassem Abdelshahed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Realty Up LLC, the within named bargainor, a Limited Liability Company, and that such member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Realty Up LLC.

WITNESS my hand and official seal at office this 16th day of February, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY