Karen Johnson Davidson County
Batch# 825882 DEEDWARR
03/22/2022 09:40:59 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20220322-0032564

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 17 day of March, 2022.

Notary Public
My commission expires: 9-16-23

JUDITH C. JACOBS RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Girgis Badr** | US Bank | **03413010900** |
| 1925 Dabbs Ave ~~**158 Welworth St - 2 Unit Duplex**~~ | 9987 Carver Rd Ste 500 | |
| Nashville, TN ~~**Madison, TN 37115**~~ 37217 | Cincinnati, OH 45242 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Intentional Properties TN, LLC**

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

**Girgis Badr**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 19, Block B, on the Plan of Eastlawn, of record in Plat Book 547, Pages 153-154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Intentional Properties TN, LLC, a California Limited Liability Company, by Warranty Deed from H & C, LLC, a Tennessee limited liability company, dated July 19, 2019, of record in Instrument No. 20190725-0073195, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (____) property known as 158 Welworth St - 2 Unit Duplex, Madison, 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 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 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 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.

TRUSTEE Date: 3/17/2022

**Patrick T. Keith-Hynes, Trustee**
**of the Keith-Hynes Family Trust dated June 11, 2018**
**Sole Member of Intentional Properties TN, LLC**

TRUSTEE Date: 3/17/22

**Meghan W. Keith-Hynes, Trustee**
**of the Keith-Hynes Family Trust dated June 11, 2018**
**Sole Member of Intentional Properties TN, LLC**

STATE OF Oregon

COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Patrick T. Keith-Hynes and Meghan W. Keith-Hynes, Trustees of the Keith-Hynes Family Trust dated June 11, 2018 , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that the Keith-Hynes Family Trust dated June 11, 2018 is the Sole Member of the Intentional Properties TN, LLC, and that they are authorized by Intentional Properties TN,, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of March, 2022.

NOTARY PUBLIC

OFFICIAL STAMP
SHERRI LYNN ZUCKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1012292
MY COMMISSION EXPIRES MAY 09, 2025

My Commission Expires: May 09 2025