Karen Johnson Davidson County
Batch# 828634 DEEDWARR
03/25/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20220325-0034752

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $25,000.00. Affiant Subscribed and sworn to before me, this the 14th day of March, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ghenwa Mohammed Eltiti	New Owner(s)	105-08-0-114.00 & 105-08-0-115.00
2927 McLemore Circle		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GHENWA MOHAMMED ELTITI, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Map/Parcel 105-08-0-114.00
Being the Westerly part of Lot No. 20 in John Lumsden's 3rd Addition to Nashville, a Plan of which is of record in Book 57, Page 106, of the Register's Office for Nashville and Davidson County, Tennessee.

Beginning in the Southerly margin of Factory Street, at the Northwest corner of said Lot 20; thence Easterly with the Southerly margin of said Street 25 feet, more or less, to the Northwest corner of a part of a lot conveyed by W.T. Shelton to Aleona G. Shelton by Deed of record in Book 448, page 150, R.O.D.C. Tennessee; thence Southerly with the Westerly line of said lot conveyed to Aleona G. Shelton 149 feet, more or less, to the Northerly margin of an alley; thence with the said alley Westwardly to the Southwest corner of said Lot 20; thence with the Westerly lien of said lot Northerly 149 feet, 4 inches, more or less, to the beginning.

Map/Parcel 105-08-0-115.00
Being the Westerly 25 feet of the Easterly 60 feet of Lot No. 20 in John Lumsden's Third Addition to Nashville, a plan of which is of record in Book No. 57, Page 106, Register's Office for said county.
Said part of Lot 20 fronts 25 feet on the Southerly side of Factory Street, and nuns back between parallel lines 149 feet, more or less, to an alley.

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

Being a portion of the same property conveyed to E. B. Hunt and Randy B. Hunt, as joint tenants, and not as tenants in common, with full right of survivorship in the survivor, by Quitclaim Deed from C. S. Hunt and E. B. Hunt of record in Book 5767, Page 224 Register's Office for Davidson County, Tennessee, dated July 08, 1981 and recorded on July 08, 1981. E. B. Hunt died leaving Randy B. Hunt as the surviving joint tenant.

Being the same property conveyed to David R. Henley by Quitclaim Deed from Randy B. Hunt of record in Instrument No. 20210225-0023691 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 25, 2021.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from David R. Henley, a married man, of record in Instrument No. 20220216-0017931 Register's Office for Davidson County, Tennessee, dated February 02, 2022 and recorded on February 16, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 55 & 0 Factory Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2022.

Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

By: _____

Gabriel Ishi Jacobson von Meier, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gabriel Ishi Jacobson von Meier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2022.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2025

_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 3/18/2022 (date ~~of document~~).

Affiant Signature

3/18/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of March 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025