Karen Johnson Davidson County
Batch# 830885 DEEDWARR
03/30/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20220330-0036654

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 23rd day of March, 2022.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRANI Notary Public At Large SUMNER COUNTY, TENN.

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:
Rafee Syed LLC	New Owner	**06000001201**
5116 Woodland Hills Drive		
Brentwood, TN 37027		

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,

Brandon Adams, Trustee of The 2940 Brick Church Pike Trust

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

Rafee Syedm LLC

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 more particularly described, as follows:

Beginning on the West margin of the Brick Church Pike at the Northeast corner of the property conveyed to Roy T. Christian and wife, Kathleen Christian, of record in Book 3376, Page 441, Register's Office for Davidson County, Tennessee; thence with Christian's North line 206 feet to a point; thence Northerly 91 feet to a point; thence Easterly and parallel with Christian's line 206 feet to the margin of Brick Church Pike; thence Southerly along the margin of said Pike 91 feet to the beginning.

Being the same property conveyed to Brandon Adams, Trustee of The 2940 Brick Church Pike Trust, by Warranty Deed from Thomas F. Mellett, Jr. dated February 17, 2022, of record in Instrument No. 20220302-0023423, in the Register's Office for Davidson County, Tennessee.

Included in the above description, but excluded from this conveyance is the following described property conveyed to the Metropolitan Government of Nashville-Davidson County, Tennessee, by Order of The Circuit Court for Davidson County, Tennessee, Docket No. 96C472, from Thomas F. Mellett and wife, Clyda D. Mellett, of record in Book 11724, Page 551, Register's Office for Davidson County, Tennessee:

Beginning at a point on the West existing margin of Brick Church Pike, said point being the point of intersection between the common property line between Sue C.N. Stewart, etvir and the Grantor with the West existing margin of Brick Church Pike; thence with said existing margin of Brick Church Pike Northerly 92 feet to the intersection with the Grantors North property line; thence with said common property line North 84 degrees, 10 minutes, 18 seconds West 12.39 feet to the point of intersection with the West proposed margin of State Project No. 19180-2704-54; thence with said proposed margin South 05 degrees, 55 minutes, 21 seconds West 91.00 feet to Sue C.N.. Stewart's etvir North property line; thence with said property line South 84 degrees, 10 minutes, 18 seconds East 12.54 feet to the point of beginning, containing 1,134 square feet and being part of the same property conveyed by Edward Ellis, etux to Thomas F. Mellett, etux as of record in Book 5002, Page 68, 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 2940 Brick Church Pike, Nashville, TN 37207.

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.

_____ Date: 2-17-22
The 2940 Brick Church Pike Trust by Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 2940 Brick Church Pike Trust and that he is authorized by The 2940 Brick Trust Pike Church Trust to execute this instrument on its behalf.

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

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Egdaniel Encarnacion, 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 2-17-2022.

Date

Affiant Signature

2-17-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2022.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY