ADDRESS NEW OWNER AS:
Majed Massad and Amanda Massad
8053 Poplarwood Road
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map & Parcel: 117-050-035.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 833080 DEEDWARR
04/01/2022 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,540.90
20220401-0037949

THIS DEED OF CONVEYANCE, executed and delivered by **Fivestar Building Group, LLC**, a Limited Liability Company, hereinafter called the Grantor, to **Majed Massad** and **Amanda Massad**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being part of Lot No. 22 on the Map of Ensworth Plan of Lots, as of record in Book 161, pages 136 and 137, Register's Office for Davidson County, Tennessee, being the northerly 10 feet of Lot No. 5 and the westerly part of Lot No. 6 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949 and revised November 14, 1949, as follows:

Beginning on the southerly margin of Oaklawn Avenue at the northwest corner of the property conveyed to Willard H. Blue and wife, Lucile E. Blue, by deed from R. D. Perry and wife, of record in Book 2155, page 435, said Register's Office; thence with Blue's westerly line South 0 degrees 45 minutes West 122.12 feet to a point 10 feet south of the southerly line of Lot No. 5; thence North 89 degrees 15 minutes West 199.72 feet to a cross on rock; thence North 0 degrees 45 minutes East 132.66 feet to a point in the southerly margin of Oaklawn Avenue; thence with the southerly margin of same eastwardly 200 feet to the point of beginning.

PLAT MATTERS: The above-described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Map of Ensworth Plan of Lots, as of record in Book 161, pages 136 and 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fivestar Building Group, LLC, a Tennessee Limited Liability Company, by deed from Danielle P. Fields, unmarried, recorded October 11, 2021 in Instrument No. 20211011-0136358, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature on the date indicated in the notary acknowledgement below.

FIVESTAR BUILDING GROUP, LLC

By: _____
Ronnie Hollingsworth, Managing Member

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Ronnie Hollingsworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Fivestar Building Group, LLC, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Managing Member.

WITNESS my hand and official seal of office this the 25th day of March, 2022.

My Commission Expires: _____ GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$957,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 25th day of March, 2022.

My Commission Expires: _____ GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 3-25-2022.

Date

Affiant Signature

3-25-2022

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 25th day of March, 2022.

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

