Karen Johnson Davidson County
Batch# 835691 DEEDWARR
04/06/2022 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220406-0039978

WARRANTY DEED

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF MARCH, 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
Stefano Wach	Stefano Wach	
(NAME)	(NAME)	
7 Decatur Street	7 Decatur Street	093-16-0-384.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37210	
(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 **Stefano Alexander Priskich Wach,** 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 northerly 15 feet Lot No. 11 and the Southerly 20 feet of Lot No. 10 on the Plan of Hermitage Addition to Nashville, Block "G" of record in Plat Book 57, Page (s) 42 and 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said 15 feet of Lot No. 11 and 20 feet of Lot No. 10 front together 35 feet on the Easterly side of Decatur Street and run back between parallel line 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. 20201217-0149739 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on December 17, 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 7 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.

Witness my hand this 28th day of March, 2022.

REALTY UP LLC

By: Ayoob M Ayoob, 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 28th day of March, 2022.

Notary Public

My Commission Expires: 11-3-25

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 28th day of March, 2022.

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/28/2022 (date of document).

Affiant Signature

3/28/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

