ADDRESS NEW OWNER: G and A Holdings, LLC
P.O. Box 1955
Mt. Juliet, TN 37121
SEND TAX BILL TO: NEW OWNER
MAP-PARCEL NOS. 15901004500

Karen Johnson Davidson County
Batch# 838167 DEEDWARR
04/11/2022 04:11:55 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220411-0041901

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Akbar K. Arab and Hengameh Arab, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **G and A Holdings, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Hound's Run of record in Book 6900, Pages 161-171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Akbar K. Arab and wife, Hengameh Arab, from Amir K. Arab, by Quitclaim Deed recorded on June 29, 2007, in Instrument No. 20070629-0077948, Register's Office for Davidson County, Tennessee.

This is property with a common address of 305 Estbury Ct., Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 6900, Pages 167 through 171, Register's Office for Davidson County, Tennessee.(3) Declaration of Conditions, Covenants and Restrictions of record in Book 7079, Page 995; Affidavit or Corrections of record in Book 7238, Page 736 and Amended in Book 11719, Page 845, said Register's Office.(4) By-Laws in Book 7080, Page 8 and Amended in Instrument No. 20060206-0014746, said Register's Office.(5) Charter for Homeowners Association in Book 7253, Page 992, said Register's Office.(6) Deeds to Metro for Sewer of record in Book 7430, Page 183, Book 7474, Page 695 and Book 8119, Page 538. said Register's Office.(7) Deed to Metro for water main of record in Book 8119, Page 535. said Register's Office.(8) Easement for water lines of record in Book 3675, Page 362, said Register's Office.(9) Specific Limited Power of Attorney executed by Hengameh Arab appointing Akbar Arab as her lawful attorney of record in Instrument No. 20180712-0067542, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of March 2022.

Akbar K. Arab

Hengameh Arab

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Akbar K. Arab and Hengameh Arab, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of March 2022.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $360,000.00.

Affiant

Subscribed and sworn before me this 31st day of March 2022.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

File No. 2203-077