Karen Johnson Davidson County
Batch# 853489 DEEDWARR
05/11/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20220511-0053837

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 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 Mohammad Eltiti	New Owner(s)	10504030900
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 MOHAMMAD ELTITI, A MARRIED WOMAN**, 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 parcel or tract of land located in Davidson County, Tennessee, described as follows: to-wit:

Being the southerly 70 feet of the northerly 120 feet of the westerly 177 feet of Lot No. 22 on the Plan of the Old Fairgrounds Property as of record in Book 21, page 116, Register's Office for Davidson County, Tennessee.

Said part of lot No. 22 fronts 70 feet on the easterly side of Creek Street formerly Breen Avenue and extends back between parallel lines 177 feet to an alley.

Being a portion of the same property conveyed to Cottonwood Investments, LLC, a Tennessee limited liability company by Warranty deed from Freeman Investment, LLC, a Tennessee limited liability company of record in Instrument No. 20100204-0008963 Register's Office for Davidson County, Tennessee, dated January 27, 2010 and recorded on February 04, 2010.

Being the same property conveyed to Dean E. Banks and wife, Jennifer J. Banks by Quitclaim deed from Cottonwood Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20140811-0071999 Register's Office for Davidson County, Tennessee, dated August 07, 2014 and recorded on August 11, 2014.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dean E. Banks and wife, Jennifer J. Banks of record in Instrument No. 20220503-0051107 Register's Office for Davidson County, Tennessee, dated April 21, 2020 and recorded on April____, 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 1226 Creek 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 21st day of April, 2022.

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

By: _____
Morgan Less, 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 Morgan Less, 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 Authorized Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he, 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 21st day of April, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

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

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 05/03/2022 ____ (date of document).

Affiant Signature

05/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of May, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025