WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2022. Notary Public MY COMMISSION EXPIRES: 3-4-24 (AFFIX SEAL)
J-TI-21-2122	

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AP Development, LLC **RHD Construction, LLC**	**New Owner**	
(NAME) **2122 Murfreesboro Pike**	(NAME)	**135-00-0-431.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I J HOLDING COMPANY, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AP DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND RHD CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, Resubdivision of Lot One, Final Plat, The Shoppes at Nashboro, as shown on plat of record in Instrument No. 20080214-0014652, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to I J Holding Company, LLC, a Wyoming limited liability company by Warranty deed from Nashville Realty Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20191126-0122436 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 26, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20080214-0014652, Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050331-0035165, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5526, Pages 687 and 691, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20051228-0154739, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20080317-0026968, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080618-0062626, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of record in Instrument Number 20080618-0062609, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument No. 20050525-0059136, Register's Office for Davidson County, Tennessee.
- Subject to 2022 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 2122 Murfreesboro Pike, Nashville, Tennessee 37217.

Karen Johnson Davidson County
Batch# 856312 **DEEDWARR**
05/17/2022 08:29:48 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220517-0056339

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF MAY, 2022.

I J Holding Company, LLC, a Wyoming limited liability company

BY: _____
Imad Jadalla
Member

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IMAD JADALLA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of I J HOLDING COMPANY, LLC, A WYOMING LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of May, 2022.

_____
Notary Public
My Commission Expires: 3/4/24
(SEAL)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212