WARRANTY DEED

Karen Johnson Davidson County
Batch# 895315 DEEDWARR
07/28/2022 11:17:29 AM 2 pgs
Fees: $13.00 Taxes: $3,829.50

20220728-0086144

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,035,000.00.

Affiant

Subscribed and sworn to me on 07/22/22.

NOTARY PUBLIC

My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: EC-22-2405-1

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mali Schneiter 2405 Chapman Dr. Unit 1 Nashville, TN 37206	new owners	083-11-0J-001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASG Investments, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mali Schneiter and Emad Elsamadicy, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Unit No. 1, of the 2405 A Chapman Drive Townhomes, a Horizontal Property Regime with Private Elements, as shown on Master Deed and Declaration of Covenants Conditions and Restrictions as shown in Instrument No. 20210713-0094349, Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> Being also known as part of Lot 1 on the Resubdivision of Lot 82 Eastland Acres, Section Two as shown of record in Instrument No. 20210622-0084007, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Pamela A. Gilliam, an unmarried woman by Warranty deed from Robert A. Hoffman and wife Sherry J. Hoffman of record in Book 11558, page 158, Register's Office for Davidson County, Tennessee, dated June 25, 1999 and recorded on July 6, 1999.
>
> Being a part of the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Pamela A. Gilliam, an unmarried woman of record in Instrument No. 20210302-0026280, Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 2, 2021.
>
> This is Improved property, known as 2405 Chapman Dr. Unit 1, Nashville, TN 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land

to the said GRANTEES, their successors 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 our hands on 07/ 22 /22.

ASG Investments, LLC

Brenda Lewis

By: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brenda Lewis (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Agent of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent of ASG Investments, LLC.

Witness my hand and official seal on 07/ 22 /22.

Brooke Sobo

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025