WARRANTY DEED

DM-AR-22-2308

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 TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
Invest Holdings, LLC	new owner	
(NAME)	(NAME)	**081-06-0-455.00**
2308 Buchanan St.	728 Crestmark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Mt. Juliet, TN 37122	
(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, **HOUSING INVESTMENT, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVEST HOLDINGS, 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:

Being Lot No. 4 on the plan of Subdivision of Part of Lot No. 16 of the Nichol Property, in the 8th, formerly the 13th Civil District of Davidson County, Tennessee, of record in Book 2, page 49, Chancery for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 4 fronts 50.14 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Road and runs back 161 feet, more o r less, to an alley measuring 50 feet thereon.

Being a portion of the same property conveyed to Housing Investment, Inc. by Warranty deed from Nick Dorroll of record in Instrument No. 20170127-0009291 Register's Office for Davidson County, Tennessee, dated January 25, 2017 and recorded on January 27, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 49, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2308 Buchanan St., Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch# 923850 **DEEDWARR**
09/30/2022 11:28:01 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220930-0108088

Witness my/our hand(s) this the 23rd DAY OF SEPTEMBER, 2022.

Housing Investment, Inc.

BY: _____
Shavkat Ashurov
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SHAVKAT ASHUROV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of HOUSING INVESTMENT, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 23rd of September, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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