This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19026-CC

Karen Johnson Davidson County
Batch# 927247 DEEDWARR
10/10/2022 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $4,310.50
20221010-0111054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$1,165,000.00~~.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2022.

Notary Public
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CSR, LLC P.O Box 762 Nolensville TN 37135	New Owner	147-7-183.00 147-7-182.00 147-7-181.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Anwar Abaygee and Abbas Saied Almosawi**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CSR, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 3 fronts 52 feet on the east side of the Nolensville Turnpike, and extends back between parallel lines 150 feet, more or less, to an alley.

Included in the above-described property but specifically excluded therefrom is that portion of the property conveyed to the State of Tennessee by Final Judgment of record in Book 4116, page 494; and that portion of the property dedicated on the street dedication plan for Alice Avenue of record in Book 4460, page 131, all of the Register's Office of Davidson County, Tennessee.

Tract IA:

Land in Davidson County, Tennessee, being Lot No. 4 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 4 fronts 53 1/4 feet on Nolensville Pike and running back between parallel lines 125 feet to an alley.

Included in the above-described property but specifically excluded therefrom is that portion of the property conveyed to the State of Tennessee, of record in Book 4027, page 680, Register's Office for Davidson County, Tennessee.
Tract I & IA also known as:

Address: 4408 Nolensville Pike, Nashville, Tennessee 37211
Map & Parcel No. 147-7-183.00

Tract II:

Land in Davidson County, Tennessee, being Lot No. 5 in the Subdivision of the Pritchett Lands at Providence, on the Nolensville Turnpike, recorded in Plan Book 421, page 70, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 5 fronts 50 feet on Alice Avenue and extends back between parallel lines 106 feet on the easterly line and 105 1/2 feet on the westerly line to a line in the rear.

Included in the above-described property but specifically excluded therefrom is that property dedicated on the street dedication plan for Alice Avenue of record in Book 4460, page 131, all of the Register's Office of Davidson County, Tennessee.

Tract II also known as:
Address: 339 Alice Avenue, Nashville, Tennessee 37211
Map & Parcel No. 147-7-182.00

Tract III:

Land in Davidson County, Tennessee, being the re-subdivision of Pritchett Lands at Providence Subdivision, remaining part of Lot No. 6, recorded in Plan Book 4460, page 131, Relocation of Alice Avenue, Register's Office for Davidson County, Tennessee, and described more precisely as follows:

Commencing at an iron rod on the back of a sidewalk on the right-of-way of Nolensville Pike at the northwest corner of Lot Four of the subdivision of Pritchett Land (PB 421, page 70, RODC, TN); thence leaving said road right-of-way with the northern line of the re-sub of Pritchett Land Subdivision, South 85° 27' 16" East 156.65 feet to an iron rod at the northeast corner of Lot Five, the northwest corner of Lot Six and the point of beginning; thence South 85° 27' 16 East 50.00 feet to an iron rod at the northeast corner of Lot Six; thence with line of Lot Six, South 13° 51' 00" East 85.51 feet to an iron rod at the southeast corner of Lot Six on the northern margin of Alice Avenue; thence with the northern margin of Alice Avenue and a curve to the left, delta of 02° 09' 44", radius of 983.21 feet, and a length of 16.54 feet to the southwest corner of Lot Six; thence with line of Lot Six, North 13° 51' 00" West 76.27 feet to the point of beginning; containing 3,836.2 square feet, more or less, surveyed May 1, 1998 by L. Steven Bridges, Jr., TNRLS #1740, 313 East Main Street, Suite 11, Hendersonville, TN 37075. The property description was modified by Boundary Line Agreement of record in Book 11749, page 144, Register's Office for Davidson County, Tennessee.

Tract III also known as:
Address: 335 Alice Avenue, Nashville, Tennessee 37211
Map & Parcel No. 147-7-181.00

Derivation Clause for Tracts I, IA, II and III:

Being a portion of the property conveyed to Anwar Abaygee and Abbas Saied Almosawi by Quitclaim Deed from Abbas Saied Almosawi, dated July 13, 2019, recorded July 18, 2019, of record in Instrument No. 20190718-0070498, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Abbas Almosawi by Warranty Deed dated April 25, 2008, recorded May 2, 2008, of record in Instrument No. 20080502-0044945, said Register's Office.

This is unimproved property located at: **4408 Nolensville Pike, 335 & 339 Alice Avenue, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

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whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2022.

GRANTOR:

Anwar Abaygee

Abbas Almosawi

Abbas Saied Almosawi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anwar Abaygee and Abbas Saied Almosawi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 03/03/2025

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/06/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/06/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 **day of** October, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM