This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19623-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19623-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2022.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 943290 DEEDWARR
11/21/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20221121-0123182

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marina Nashed 221 Elm Street Madison, TN 37115	First Community Mortgage 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	043 13 0 189.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Millionaires Institution LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Marina Nashed, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 18, Block F, Forest Park Subdivision, as shown on plat of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Millionaire's Institution LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC a Texas limited liability company of Instrument No. 20220526-0061118, in the Register's Office of Davidson County, Tennessee, dated May 06, 2022 and recorded on May 26, 2022.

Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty Deed from Michael Graves, married, of Instrument No. 20220510-0053371, in the Register's Office of Davidson County, Tennessee, dated May 06, 2022 and recorded on May 10, 2022.

This is improved property located at: **221 Elm Street, Madison, TN 37115.**

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 his/her/their 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 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 18th day of November, 2022.

GRANTOR:

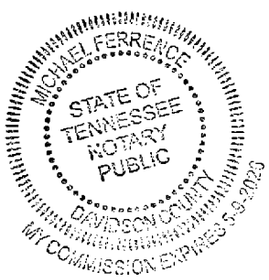
Millionaires Institution LLC, a Tennessee Limited Liability Company

By: _____
Ebram Nashed, Member & Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Millionaires Institution, the within named bargainor, 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 18th day of November, 2022.



_____
Notary Public
My Commission expires: _____

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 11/18/22.

Affiant Signature

11/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of Nov., 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

