Karen Johnson Davidson County
Batch# 947127 DEEDWARR
12/02/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20221202-0126380

WARRANTY DEED

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

LR-MI-22-225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/29/25
(AFFIX SEAL)

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)
Mohammed Alsadi	Fairway Mortgage	
(NAME)	(NAME)	134-13-0-174.00
225 Eisenhower Drive	4750 S Biltmore Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Madison, WI 53718	
(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, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), **has/have** bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMED ALSADI,** 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 No. 254 on the Plan of Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page s) 34, 35 and 36, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company by Warranty deed from Frank B. Gaiters, Jr., Trustee of the Frank B. Gaiters, Jr. Revocable Living Trust and Loren B. Gaiters, Trustee of the Loren B. Gaiters Revocable Living Trust of record in Instrument No. 20220103-0000443 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 03, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 34 through 36, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3316, Page 339, amended in Book 3343, Page 293, and Book 3346, Page 428, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9581, Page 916, in the Register's Office for Davidson County, Tennessee.
- Easements as set out in deed of record in Book 3402, Page 343, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 225 Eisenhower Drive, Nashville, Tennessee 37211.

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.

*an unmarried person

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2022.

Memphis Investment Properties III, LLC

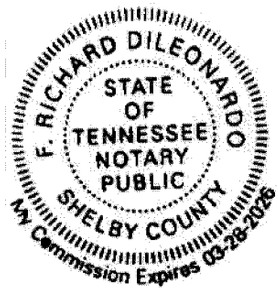
BY: _____
Sean Tagge
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN TAGGE, 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 AUTHORIZED AGENT of MEMPHIS INVESTMENT PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of November, 2022.

Frank Richard DiLeonardo
Notary Public
My Commission Expires: 3-28-26
(SEAL)



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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 30, 2022.

J. Carlton Drumwright

November 30, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 30, 2022.

Notary

My Commission Expires: 12/18/22

