Karen Johnson Davidson County
Batch# 947159 DEEDWARR
12/02/2022 04:12:30 PM 2 pgs
Fees: $13.00 Taxes: $2,823.10
20221202-0126440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $763,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-15523NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Isaac Investments, LLC, a Tennessee limited liability company	Isaac Investments, LLC, a Tennessee limited liability company	105040V00100CO, 105040V00200CO and 105 04 0V 900.00
(NAME)	(NAME)	
404 Oakhaven Drive	404 Oakhaven Drive	
(ADDRESS)	(ADDRESS)	
Smyrna TN 37167	Smyrna TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Sixty-Three Thousand And No/100 Dollars ($763,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, AD PARTNERSHIP, a partnership comprised of Dustin R. Spain and Akram Rozh**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISAAC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 No. 12 on the plan of the Old Fairgrounds Subdivision, of record in Book 21, Page 116, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate.

Being the same property conveyed to Homeofcapital LLC, a Tennessee limited liability company, by Warranty Deed from Larry Drake of record in Instrument Number 20200909-0102392, Register's Office for Davidson County, Tennessee. Further conveyed to AD Partnership, by Quitclaim Deed dated 10/01/2021 from Homeofcapital, LLC, in Instrument No. 20211102-0146224, as corrected in Scrivener's Affidavit of record in Instrument Number 20220718-0082247, said Register's Office.

Property is taken subject to all mortgages and assignment of rents of record in Instrument No. 20200911-0103518; Instrument No. 20210615-0080557; Instrument No. 20210615-0080558; Instrument No. 20210726-0100042; Instrument No. 20210726-010043; Instrument No. 20210825-0114543; Instrument No. 20210825-0114544; and Instrument No. 20211006-0134505, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 42 North Hill Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 successors and representatives, 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 this 2 day of December 2022.

AD Partnership

BY: _____
Dustin R. Spain
Partner

BY: _____
Akram Rozh
Partner

STATE OF TENNESSEE
COUNTY OF Williamson

On this 2 day of December 2022, before me personally appeared Dustin R. Spain and Akram Rozh, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 2 day of December, 2022

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

I, Andy Maloney, 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 12/2/2022 (date of document).

_____
Affiant Signature
Date 12/2/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 2 day of December, 2022

_____
Notary's Signature
MY COMMISSION EXPIRES: 8/3/26

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY