WARRANTY DEED

Karen Johnson Davidson County
Batch# 950753 DEEDWARR
12/13/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221213-0129098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

CHRISTY BURKHALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: HK-22-512Rural

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
M & R 1, LLC	NEW OWNER	150 01 0 108.00
(NAME)	(NAME)	
833 Pipers Lane Brentwood, TN 37027		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MENA NEMR, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **M & R 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, Lot No. 32, on the Plan of Edge-O-Lake Estates, Section 4, as of record in Plat Book 3600, Pages 87 and 88, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Mena Nemr from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, by Special Warranty Deed dated February 20, 2015, recorded March 6, 2015, in Instrument No. 20150306-0019373, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 512 Rural Hill Road, Nashville, TN 37217
(House Number) (Street) (City or Town) (State) (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 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.

Witness my/our hand(s) this 12th day of December, 2022

Mena Nemr

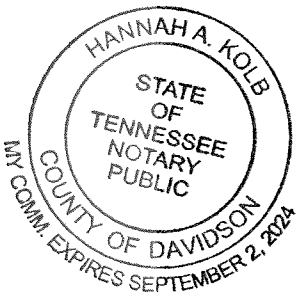
Mena Nemr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2022, before me personally appeared Mena Nemr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2022.

Notary Signature
My commission expires:



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Hannah A. Kolb, 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 December 12, 2022.

Affiant Signature

12/12/2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12 day of December, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. HK-22-512Rural