WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 th day of December, 2022.

Notary Public

COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch# 951362 DEEDWARR
12/14/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221214-0129530

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JAMES L. STILES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
March 2, 2026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Veronica Procter	Veronica Procter	104-16-0-409
(NAME)	(NAME)	
2018 Rimrock Road	2018 Rimrock Road	
(ADDRESS)	(ADDRESS)	
Billings, MT 59102	Billings MT 59102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Naji Abumrad, Trustee of NAM Properties Trust dated October 8, 2020,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica Procter, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot B on the Zone Lot part of Lot 162, Belmont Heights, of record in Plat Book 6200, Page 288 amending Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Naji Abumrad, Trustee of the NAM and Properties Trust UAD October 8, 2020, by Warranty Deed from Roy Milner and Susanna Milner, husband and wife, dated 10/23/2020 and recorded 10/26/2020 in Instrument Number 202010260123570 in the Register's Office for Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1716 Linden Avenue, Unit A Nashville, TN 37212
(House Number) (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 heirs, 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 7th day of December, 2022.

NAM Properties Trust dated October 8, 2020

By: _____
Naji Abumrad, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Naji Abumrad, Trustee of NAM Properties Trust dated October 8, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2022.

_____

Commission Expires: 7/3/23



I, Skylar Rice, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. December 8, 2022

State of TENNESSEE

County of SHELBY

Personally appeared before me Sophiah Anderson, a notary public for this county and state, Skylar Rice who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. December 8, 2022

SOPHIAH ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES MAY 17, 2026

Notary's Signature

My commission expires:_____