Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 960815 DEEDWARRSP
01/12/2023 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20230112-0002864

File No.: HK-22-1600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2023.

Notary Public

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

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
1600 Woodland, LLC	NEW OWNER	083-10-0-198.00
(NAME)	(NAME)	
1606 Eastside Avenue Nashville, TN 37206	SAME	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Mahmoud Salem Elkhatib, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, 1600 Woodland, 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:

Land in Davidson County, Tennessee, being Lot No. 1 in the subdivision of the Lindsley Chadwell tract of land, a plan of which is of record in Book 2, Page 24, in the Chancery Court at Nashville, Tennessee.

Said Lot No. 1 fronts 45 feet on the southerly side of Woodland Street and extends back southwardly and along the eastern margin of North 16th Street 150 feet to an alley, and measures on said alley 45 feet and 7 inches.

Being the same property conveyed to Mahmoud Salem Elkhatib from Tanya Marie Yvonne Sloan, by Warranty Deed dated March 1, 2012, recorded September 11, 2012, in Instrument No. 20120911-0082268, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mr. Mohamed E. Elkhateeb / Finer Housing LLC Sole MBR Employer ID # 26-3691992, from Mr. Mahmoud Salem Elkhatib, by Quit Claim Deed dated December 26, 2019, recorded January 13, 2020, in Instrument No. 20200113-0004220, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mr. Mahmoud Salem Elkhatib from Mr. Mohamed E. Elkhateeb / Finer Housing LLC Sole MBR Employer ID # 26-3691992, by Quitclaim Deed dated June 15, 2021, recorded June 24, 2021, in Instrument No. 20210624-0086009, in the Register's Office for Davidson County, Tennessee. Reference is also made to Final Decree of Divorce entered in Docket No. 22D87 in the Fourth Circuit Court for Davidson County, Tennessee, a copy of which is of record in Instrument No. 20220727-0085761, in the Register's Office for Davidson

County, Tennessee, wherein subject property was divested from Notrud Rasig and reinvested in Mahmoud S. Elkhatib.

This is improved property, known as 1600 Woodland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness my hand this 12th day of January, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mahmoud Salem Elkhatib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2023, before me personally appeared Mahmoud Salem Elkhatib, 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 January, 2023.

Notary Signature
My commission expires: 9/2/2024

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

Certificate of Authenticity

I, Kristen Ladines, 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 January 12, 2023.

Affiant Signature

1/12/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12th day of January, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal



File No. HK-22-1600