Karen Johnson Davidson County
Batch# 964444 DEEDWARR
01/25/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,101.60
20230125-0005746

WARRANTY DEED

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-7-2025

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF January, 2023.

Anna Bates
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marco Gerges and Marleez Kirolos	new owners	
(NAME)	(NAME)	09316017000
121 Lewis St	121 Lewis St	
(ADDRESS)	(ADDRESS)	
Nashville TN 37210	Nashville TN 37210	
(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, **Realty Up LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Marco Gerges, Marleez Kirolos**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 131 on the Plan of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Page (s) 84 and 85, 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 Realty Up LLC, a Limited Liability Company by Warranty deed from Saint Luke's Primitive Baptist Church, a Tennessee Corporation, d/b/a St. Luke Primitive Baptist Church** of record in **Instrument No. 20200911-0104005, Register's Office for Davidson County, Tennessee, dated September 09, 2020 and recorded on September 11, 2020.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved / unimproved x property, known as 121 Lewis St. Nashville, TN 37210
(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 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 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 hand this 13 day of January, 2023.

Realty Up LLC

Ayoob Ayoob, Member

By Ayoob M Ayoob, Member

, Member

By Wassem Abdelshahed, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ayoob M Ayoob and Wassem Abdelshahed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members r of Realty Up LLC the within named bargainer, and that they as Members, executed the foregoing instrument for the purposes therein contained, by signing the name of Realty Up LLC by themselves as Members.

WITNESS my hand and official seal at office this 13 day of January, 2023.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1/13/23 (date of document).

Affiant Signature

1/25/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th of January, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025