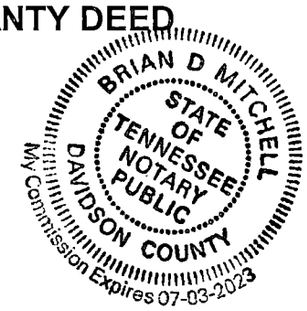
WARRANTY DEED



LR-HR-23-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2023.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 968332 **DEEDWARR**
02/07/2023 11:29:40 AM 3 pgs
Fees: $18.00 Taxes: $740.00

20230207-0008862

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Rogers Investment Properties, LLC	**New Owner**	
(NAME)	(NAME)	**147-08-0-197.00**
2491 n Mt Juliet rd #1343		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KUDRET KOTAS AHMED, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROGERS INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 22 on the Plan of Revision to Lots 19 thru 24, Section 4, Beverly Heights, of record in Plat Book 5190, Page 471, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 30.00 feet on the southeasterly margin of the cul-de-sac at the terminus of Hopewood Court and extends back 131.87 feet on the northeasterly line and 150.17 feet on the westerly line to a broken line in the rear measuring 178.77 feet thereon.

Being the same property conveyed to Saleem Mala and Kudret Hamed, husband and wife, by Quitclaim deed from Saleem Haji Mala and Kudret Hamed, husband and wife, Bardo Haji and Jennifer Haji, husband and wife, and Bestun Haji, unmarried, of record in Instrument No. 20030529-0072612, Register's Office for Davidson County, Tennessee, dated May 23, 2003 and recorded on May 29, 2003.

The said Saleem Mala having since deceased on or before July 20th, 2006 leaving Kudret Hamed as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 471, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5626, Page 220, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Hopewood Court, Nashville, Tennessee 37211-4848**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 31st DAY OF JANUARY, 2023.

By: Hero Seleem Haji, Attorney in fact

Kudret Kotas Ahmed
By:Hero Seleem Haji, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERO SELEEM HAJI, the within named bargainor, 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 for the purposes therein contained, and who has further acknowledged that she is the Attorney in Fact for KUDRET KOTAS AHMED, and is authorized by KUDRET KOTAS AHMED to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20230207-0008861, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 31st of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SEE ATTACHED

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sutter)

On January 31, 2023 before me, Tina N. Routh Notary Public
(insert name and title of the officer)

personally appeared Heer Selseem Haji
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)

TINA N. ROUTH
COMM. # 2311688
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 7, 2023