WARRANTY DEED

Karen Johnson Davidson County
Batch# 975004 DEEDWARR
02/28/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230228-0014148

LR-KW-23-2700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3 3 2025

(AFFIX SEAL)

COUNTY OF DAVIDSON — STATE OF TENNESSEE NOTARY PUBLIC — CHRISTIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ayoob Ayoob and Karema Fouad	New Owner	
(NAME) 104 Madison Mill Dr	(NAME)	**092-02-0O-001.00**
(ADDRESS) Nolensville TN 37135	(ADDRESS)	
(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, **TRUE INVESTMENTS, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AYOOB M. AYOOB AND KAREMA FOUAD, MARRIED COUPLE,** 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 Unit 2700 Meharry Boulevard, as shown in the Declaration of Covenants, Conditions and Restrictions for TwentySevenHundred Meharry Boulevard, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220816-0092821, 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 a part of the same property conveyed to True Investments, Inc., a Tennessee corporation by Warranty deed from John H. Otey, Jr., married of record in Instrument No. 20220727-0085876 Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 27, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220816-0092821, Register's Office for Davidson County, Tennessee.
- Charter of the TwentySevenHundred Meharry Boulevard HOA, Inc. of record in Instrument Number 20220902-0099238, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20230120-0004770, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5194, Page 149, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 89, 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: **2700 Meharry Blvd, Nashville, Tennessee 37208**.

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 27th DAY OF FEBRUARY, 2023.

True Investments, Inc, a Tennessee corporation

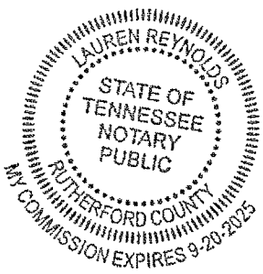
BY: _____
Abram Mitchell
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ABRAM MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of TRUE INVESTMENTS, INC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 27th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Holly A. Mason, 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 February 27, 2023.

Holly A Mason
Affiant Signature

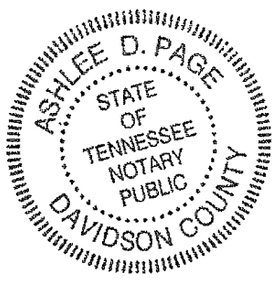
2/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of February, 2023.

Ashlee D Page
Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026