Karen Johnson Davidson County
Batch# 981178 DEEDWARR
03/15/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20230315-0018791

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/10/2023 NOTARY PUBLIC MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3137

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Meridian R&H, LLC		07107019000
1905 Meridian St		
Nashville, TN 37027		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Boulus Silman, Mamdouh Rezk, Meshreky Meshreky, and Efriem Meshreky

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meridian R & H, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), 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 the northerly part of Lot No. 1 on the Plan of Trinity Heights of record in Plat Book 332, Page 4, 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 part of Lot 1 fronts 77 feet on the southerly side of Trinity lane and extends back 93 feet on the easterly side and 95 feet on the westerly line with the easterly margin of Meridian Street to the northerly line of the property conveyed to Harry L. Denson, Jr. and wife, from B. C. Webb and wife, of record in Book 2452, page 130, said Register's Office, measuring 80 feet, more or less, thereon.

Less and Except that portion sold at Book 8493, page 630

Being the same property conveyed to Mamdough S. Rezk, Haroun Kamil Soltan, Friem Fawzy Meshreky and Meshreky Takawy Meshreky by Quitclaim deed from Mamdough Rezk, a married man of record in Instrument No. 210191216-0129075 Register's Office for Davidson County, Tennessee, dated December 5, 2019 and recorded on December 16, 2019.

Being the same property conveyed to Boulus Gerges Siliman, all of his 1/4 undivided right by Quitclaim deed from Haroun Kamil Soltan of record in Instrument No. 20211011-0136003 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 11, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1905 Meridian Street Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on March 10, 2023.

Boulus Silman
Boulus Silman

Mamdouh Rezk
Mamdouh Rezk

Meshreky Meshreky
Meshreky Meshreky

Efriem Meshreky
Efriem Meshreky

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Boulus Silman, Mamdouh Rezk, Meshreky Meshreky, and Efriem Meshreky, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 10, 2023.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2023-3137

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 10, 2023.

J. Carlton Drumwright

March 10, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 10, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY