WARRANTY DEED

Karen Johnson Davidson County
Batch# 982434 DEEDWARR
03/20/2023 02:41:12 PM 2 pgs
Fees: $13.00 Taxes: $2,527.10

20230320-0020044

BS-DH-23-1015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $683,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Medhat Gad and Amany Gad	**U.S. Bank National Association**	
(NAME)	(NAME)	
1015 2nd Ave S	**7601 Penn Ave. S.**	**093-15-0-307.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Richfield, MN 55423**	
(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, **JAMES ZIMMERMANN AND KRISTIE A. KLEIN, ZIMMERMANN AND JOHN ZIMMERMANN AND SANDRA ZIMMERMANN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEDHAT GAD AND AMANY GAD, HUSBAND AND WIFE,** 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 part of Lot No. 6, as shown on the map entitled Paul's Elysian Grove, of record in Book 1, Page 135, Chancery Court of Nashville, Tennessee, and being more particularly detailed as follows:

Being the Southern 32 feet of Lot No. 6 on the Plan of Paul's Elysian Grove Plan of Lots of record in Book 1, Page 134, of the Chancery Court of Nashville, Tennessee. Said part of Lot No. 6 fronts 32 feet on the Westerly side of 2nd Avenue South and runs back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to James Zimmerman and Kristie A. Klein Zimmerman, a married couple and John Zimmerman and Sandra Zimmerman, a married couple by Warranty deed from Music City Short Term Rentals LLC, a Tennessee limited liability company of record in Instrument No. 20200117-0006374 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 17, 2020.

James Zimmerman, Kristie A. Klein Zimmerman, John Zimmerman and Sandra Zimmerman being one and the same as James Zimmermann, Kristie A. Klein Zimmermann, John Zimmermann and Sandra Zimmermann

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 1, Page 134 and Plat Book 1, Page 135, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1015 2nd Ave S, Nashville, Tennessee 37210**.

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 16 DAY OF MARCH, 2023.

James Zimmermann

Kristie A. Klein, Zimmermann

John Zimmermann

Sandra Zimmermann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ZIMMERMANN, 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.

Witness my hand and official seal, this the 16th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIE A. KLEIN, ZIMMERMANN, 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.

Witness my hand and official seal, this the 16th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ZIMMERMANN, 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.

Witness my hand and official seal, this the 16th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA ZIMMERMANN, 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.

Witness my hand and official seal, this the 16th of March, 2023.

Notary Public
My Commission Expires: _____

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY