WARRANTY DEED

Karen Johnson Davidson County
Batch# 987804 DEEDWARR
04/03/2023 12 59 24 PM 2 pgs
Fees $13 00 Taxes $7,030 00
20230403-0023999

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MJ-EM-23-111-125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

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)
Salah Ayesh	**NEW OWNER**	
(NAME) **P.O. Box 101103**	(NAME)	**051-08-0-180.00**
(ADDRESS) **Nashville, TN 37224**	(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, **EMECO PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SALAH AYESH, MARRIED,** 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:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1 on Plan of Resubdivision of Parts of Lots 5 and 6 Charles U. Coggins & Sons First Addition to Montague of record in Plat Book 4060, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II

A tract of land on the South side of Due West Avenue in Davidson County, Tennessee, being part of Lot 6 on the Map of Charles U. Coggins & Sons First Addition to Montague as of record in Plat Book 547, Page 75, Register's Office for Davidson County, Tennessee, and also shown on the Plan of Resubdivision of Lots 3 and 4 and Parts of Lot 2 & Lot 5 of the aforesaid plat of record in Plat Book 9700, Page 82, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a railroad spike in the Southwest corner of Charles U. Coggins & Sons First Addition to Montague Resubdivision of Lots 5 and 6 as of record in Plat Book 4060, Page 56, said Register's Office; thence North 64 degrees 06 minutes 17 seconds West 30.09 feet to an iron rod in the Easterly right-of-way margin of CSX Railroad, thence with said right-of-way North 21 degrees 42 minutes 25 seconds East 199.68 feet to an iron rod in the South right-of-way margin of Due West Avenue; thence with said right-of-way South 84 degrees 53 minutes 00 seconds East 45.93 feet to an iron rod, thence South 25 degrees 53 minutes 43 seconds West 191.80 feet to a railroad spike, thence South 21 degrees 42 minutes 25 seconds West 23.70 feet to the point of beginning, said tract containing 7470 square feet (0.17 +/- acres) more or less

Being the same property conveyed to Emeco Properties, LLC by Deed of Correction from James H. Benson and wife, Judy L Benson of record in Instrument No 20050310-0026430, Register's Office for Davidson County, Tennessee, dated March 08, 2005 and recorded on March 10, 2005, which deed corrects the previous Warranty Deed recorded on July 16, 2004 in Instrument No 20040716-0085106, Register's Office for Davidson County, Tennessee, wherein the property was erroneously conveyed to William H. Emery.

This conveyance is subject to.
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 56, Register's Office for Davidson County, Tennessee (Map 051-08-0, Parcel 180.00)
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 75 and Plat Book 9700, Page 82, Register's Office for Davidson County, Tennessee. (Map 051-07-0, Parcel 103.00)
- Restrictions of record in Book 9904, Page 66, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3508,

Page 118, Book 4073, Page 580, Book 4194, Page 415 and Book 11446, Page 474, in the Register's Office for Davidson County, Tennessee (051-08-0-180.00 and 051-07-0-103.00)
• Subject to Terms, Conditions and Easements of record in Book 4200, Page 403, in the Register's Office for Davidson County, Tennessee (051-08-0-180.00)
• Subject to all matters shown on surveys attached to the deeds of record in Book 3894, Page 312, Book 4073, Page 849 and Book 4147, Page 983, and to the lease in Book 5156, Page 259, in the Register's Office for Davidson County, Tennessee. (051-08-0-180.00 and 051-07-0-103.00)
• Easement in favor of Metropolitan Government of Nashville of record in Book 4166, Page 239, in the Register's Office for Davidson County, Tennessee. (051-07-0-103 00)
• Perpetual Mutual Non-Exclusive Ingress and Egress Easement of record in Book 9904, Page 98, in the Register's Office for Davidson County, Tennessee. (051-08-0-180.00)
• Sidewalk Exit Easement of record in Book 9904, Page 95, in the Register's Office for Davidson County, Tennessee. (051-08-0-180 00)
• Easement Deed by Court Order of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee. (051-08-0-180 00 and 051-07-0-103.00)
• Subject to all matters shown on the plan of record in Plat Book 8250, Page 991, 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. **111 - 125 W Due West Ave., Madison, Tennessee 37115**

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 31 DAY OF MARCH, 2023.

Emeco Properties, LLC

BY: _____
Victor Emery
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR EMERY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of EMECO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires. _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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