WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003257 DEEDWARR
05/15/2023 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20230515-0036211

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Jennifer Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2023.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402. Nashville. TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Esam Boktor, Dina Boktor & **Elijah Boktor**	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	First Bank dbla First Bank Mortgage (NAME)	081-020-043
8229 Sunnyspa Dr. (ADDRESS)	1 First Missouri Center (ADDRESS)	
Los Angeles, CA 90293 (CITY) (STATE) (ZIP)	St Louis, MO 63141 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FORWARD MOTION PROPERTIES, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Esam Boktor and Dina Boktor, husband and wife and Elijah Boktor, an unmarried man, as Joint Tenants with Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being parts of Lots Nos. 37 and 38, in Owens Plan of Buena Vista, as shown on plat of record in Book 57, Page 26-27, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning on the north margin of Cass Street, 106 feet Westerly from the northwest corner of said Cass Street and 14th Avenue North, also 42 feet easterly from the 1st alley west of said 14th Avenue, North thence in a northerly direction 90 feet to a point; thence westerly 42 feet to the easterly margin of said alley; thence with the same southerly 90 feet to the northerly margin of Cass Street; thence with the same, easterly 42 feet to the beginning.

Being the same property conveyed to Forward Motion Properties, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated July 30, 2021, and being of record at Instrument No. 20210824-0114168 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1404 Cass St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 11th day of May, 2023.

Forward Motion Properties, LLC

AUTHORIZED AGENT

By: Jamal Spencer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Jamal Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Authorized Agent** of **Forward Motion Properties, LLC,** the within named bargainer, and that he as such **Authorized Agent**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Forward Motion Properties, LLC,** by himself as **Authorized Agent**.

WITNESS my hand and official seal at office this 11th day of May, 2023.

Notary Public

My Commission Expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

I, Sheri Engel, 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 this 11th day of May, 2023

Sheri Engel

Dated 5/15/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 15th day of May, 2023

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

