Karen Johnson Davidson County
Batch# 1005621 DEEDWARR
05/19/2023 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230519-0037836

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $350,000.00

Affiant Signature

Subscribed and sworn to before me on this the 12 day April 2023.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Abdallah El Kadi
342 Edwin Street
Nashville, TN 37207

SEND TAX BILLS TO:
Abdallah El Kadi
342 Edwin Street
Nashville, TN 37207

MAP AND PARCEL NUMBER: Tax ID #: 07108026800

WARRANTY DEED
23NT00318

Effective the 12 Day of April 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Shoyer Holdings, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Abdallah El Kadi

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Richeson Subdivision, as shown on plat of record in Plat Book 6200, Page 608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Shoyer Holdings LLC by Warranty Deed from The TwinTeam LLC dated 09/30/2019 recorded 10/09/2019 in Book NA, Page NA, as Document Number 20191009-0103450, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 342 Edwin St, Nashville, TN 37207-5118

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable government and zoning regulations.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 12 day of April, 2023.

_____, SOLE MEMBER SHOYER HOLDINGS LLC

Samuel Shoyer, Sole Member

State of Colorado
County of Clear Creek

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Samuel Shoyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Shoyer Holdings, LLC, a Maryland Limited Liability Company, the within named bargainer, a corporation, and that such Sole Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 12 day of April, 2023.

_____
Notary Public
My Commission expires: 10/22/2024

DOUGLAS WAGNER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204037276
My Commission Expires 10/22/2024

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-12-23 (date of document).

Affiant Signature

4-25-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of April, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025