This Instrument Prepared By.
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104 W. 6th Street, Ste 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1008033 DEEDWARR
05/26/2023 09 22:11 AM 3 pgs
Fees $18 00 Taxes $3,885 00
20230526-0039799

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
729 Calhoun LLC	SAME AS NEW OWNER
1730 Tchoupitoulas Street	
New Orleans, LA 70130	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Akrem Hasan** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **729 Calhoun LLC, a Delaware limited liability company** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

The following described tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot Nos. 81, 82 and 83, on the map of the subdivision of Lot Nos. 20, 21 and 22, of the W.B. Lewis Plan, of record in Book 57, Page 92, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Akrem Hasan by Warranty Deed from Johnny Ray White and Bobbie Renee White, husband and wife of record in Instrument No. 202104140049650, Register's Office for Davidson County, Tennessee.

Tax Parcel #094-13-089.00 (Lot 81 - a/k/a 727 Calhoun Ave)
Tax Parcel #094-13-090.00 (Lot 82 - a/k/a 729 Calhoun Ave)
Tax Parcel #094-13-091.00 (Lot 83 - a/k/a 733 Calhoun Ave)

The property description used herein above is the same as contained in the last deed referenced and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and

unencumbered except for: **Year 2023 Davidson County, Tennessee real property taxes, a lien but not yet due and payable; matters appearing upon subdivision plat of record in Plat Book 57, Page 92 in the Register's Office for Davidson County, Tennessee; and, matters appearing upon ALTA/NSPS survey dated May 10, 2023 prepared by Ragan-Smith-Associates, Inc.;** and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of May, 2023.

GRANTOR:

Akrem Hasan

NOTE: GRANTOR hereby warrants and represents the property conveyed herein is neither his nor his spouse's (if married) primary residence.

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **Akrem Hasan**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 23rd day of May, 2023.

(SEAL)

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

Notary Public
My Commission Expires: 2.28.2026

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$1,050,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2023.

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm Expires February 28, 2026

(SEAL)

Notary Public
My Commission Expires: 2-28-2026