Karen Johnson Davidson County
Batch# 1033404 DEEDWARR
08/02/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230802-0059510

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2023. Notary Public My commission expires:
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ahmed Abdalla and Maria K Lopez Torres	LINCOLN HOME LOANS, LLC	**093-16-0-161.00**
84 Green Street	40 BURTON HILLS BLVD SUITE 200	
Nashville, TN 37210-2763	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ahmed Abdalla and Maria K Lopez Torres, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Lot No. 2 of the Kocsis Property in South Nashville, described as follows:

Beginning on the northerly margin of Green, formerly Leigh Street, 118 feet westerly from the westerly margin of Fairfield Avenue, being the corner of Lots Nos. 2 and 3 of the said unregistered plan; thence from the northerly margin of Green Street, westerly 41 feet to the corner of Lots Nos. 1 and 2; thence northerly with the line between said two lots, 165 feet to the southerly margin of an alley; thence with said alley, easterly 41 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 165 feet to the beginning.

Included in the above description but excluded therefrom is a parcel conveyed from Georgia Nixon to State of Tennessee by deed of record in Book 2901, page 147, said Register's Office, described as follows:

Beginning at a point in the southerly margin of an unnamed alley 120 feet west of the intersection of said southerly margin of said alley with Fairfield Avenue; thence westerly along the margin of said alley 41 feet; thence south 12 degrees 37 minutes 7 seconds west 49 feet; thence south 64 degrees 15 minutes east 42.5 feet; thence north 12 degrees 37 minutes 7 seconds east 64 feet to the point of beginning, containing 2337 square feet more or less.

Being the same property conveyed to Reginald McKeever, an unmarried man by Warranty Deed from Gary Green of record in Instrument No. 20201222-0152326 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 22, 2020.

Being the same property conveyed to Top R and A Development, LLC by Quitclaim Deed from Reginald McKeever, an unmarried man of record in Instrument No. 20220207-0013685 Register's Office for Davidson County, Tennessee, dated January 3, 2022 and recorded on February 7, 2022.

This is improved property known as **84 Green Street, Nashville, TN 37210-2763.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July, 2023.

Top R and A Development

Reginald McKeever

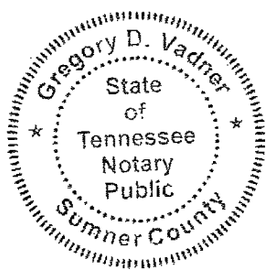
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be Sole Member (or other officer authorized to execute the instrument) of Top R & A Development, the within named bargainor, a Tennessee limited liability company, and that they as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by them as Sole Member.

Witness my hand and official seal this 31st day of July, 2023.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 23-000098-626



Tennessee Certification of Electronic Document

I, Kayla Lolley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.31.2023 (date of document).

Affiant Signature

7.31.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 31ST day of July, 2023.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25