Karen Johnson Davidson County
Batch# 1041983 DEEDWARR
08/23/2023 03:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230823-0066083

This Instrument Prepared By:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner is:
Ayoob M. Ayoob and Karema Fouad
104 Madison Mill Dr
Nolensville, TN 37135

Map and Parcel
092020O00100CO and 092020O00200CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 11th day of August, 2023.

Notary Public

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 05-09-26

DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from **True Investments, Inc, A Tennessee Corporation** to **Ayoob M. Ayoob and Karema Fouad A Married Couple**, has previously been executed and put of record in **Instrument No. 20230228-0014148**, Register's Office of Davidson County, and

WHEREAS, the said Warranty Deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged **True Investments, Inc, A Tennessee Corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ayoob M. Ayoob and Karema Fouad A Married Couple**, hereinafter referred to as Grantee(s), their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, Map & Parcel No. 092020O00100CO and 092020O00200CO, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 2700 Meharry and Unit 1109 27th, as shown in the Declaration of Covenants, Conditions and Restrictions for TwentySevenHundred Meharry Boulevard, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220816-0092821, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to True Investments, Inc., a Tennessee corporation by Warranty deed from John H. Otey, Jr., married of record in Instrument No. 20220727-0085876 Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 27, 2022.

Further being the same property conveyed to Ayoob M. Ayoob and Karema Fouad, A Married Couple by Warranty Deed from True Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20230228-0014148 in the Register's Office for Davidson County, Tennessee and erroneously corrected by Scriveners Affidavit of record in Instrument Number 20230522-0038390 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- **Taxes for the year 2023, a lien not yet due and payable.**
- **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220816-0092821, Register's Office for Davidson County, Tennessee.**
- **Charter of the TwentySevenHundred Meharry Boulevard HOA, Inc. of record in Instrument Number 20220902-0099238, in the Register's Office for Davidson County, Tennessee.**
- **Agreement for Dedication of Public Right of Way of record in Instrument Number 20230120-0004770, in the Register's Office for Davidson County, Tennessee.**
- **Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5194, Page 149, in the Register's Office for Davidson County, Tennessee.**
- **Subject to all matters shown on the Plan of record in Plat Book 57, Page 89, 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: **2700 Meharry Blvd, Nashville, TN 37208 and 1109 27th Ave N, Nashville, TN 37208**.

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 Grantors do covenant with the said Grantees that the Grantors 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 Grantors to further covenant and bind themselves, their 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 our hands this 11 day of August, 2023.

GRANTEE:

Ayoob Ayoob

Karema Fouad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AYOOB AYOOB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2023.

Notary Public
My Commission Expires: 05-09-26
(SEAL)

ALAN M. COMEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREMA FOUAD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2023.

Notary Public
My Commission Expires: 05-09-26
(SEAL)

ALAN M. COMEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR:

True Investments, Inc, a Tennessee corporation

BY: _____
Abram Mitchell
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ABRAM MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of TRUE INVESTMENTS, INC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 23 of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

I, Gabriel R. Lutz, 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 8/11/2023 and 8/23/2023 (date of document).

Affiant Signature

Date 8/23/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 23 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027