Karen Johnson Davidson County
Batch# 1050165 DEEDWARR
09/14/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20230914-0072285

# WARRANTY DEED

KARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/6/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Kirolles I Yacoub | SEND TAX BILLS TO: new owner | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 1049 Lone Oak Rd. | (NAME) | 08116040600 |
| (ADDRESS) Mt. Juliet, TN 37122 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (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, **Soweto, LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kirolles I Yacoub,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the Westerly 55 feet of Lot No. 145 on the Plan of D.T. McGavock's First Addition of record in Book 10, Pages 606 through 609, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said part of Lot No. 145 fronts 55 feet on the northerly side of Jefferson Street and runs back between parallel lines 180 feet to the southerly margin of Madison Street.**

**Being the same property conveyed to Soweto, LLC, a Tennessee Limited Liability Company by Warranty Deed from Karl A. Carpenter, a married man of record in Instrument No. 20210907-0119754, Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 07, 2021.**

**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 924 Jefferson 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 13th day of September, 2023.

**Soweto, LLC**

**By: Derrick R. M. Moore, Authorized Signor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Derrick R. M. Moore,,** 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 Signor of **Soweto, LLC** the within named bargainer, and that he as such Authorized Signor, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Authorized Signor.

WITNESS my hand and official seal at office this 13th day of September, 2023.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## Certificate of Authenticity

I, Holly A Mason, 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 9/13/23.

Affiant Signature

9/13/23
Date

State of TN
County of Davids

Sworn to and subscribed before me this 13 day of Sept, 2023

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25