Karen Johnson Davidson County
Batch# 1051754 DEEDWARR
09/19/2023 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20230919-0073588

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00.

Affiant

Subscribed and sworn to me on 09/15/23.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Saddam Rashad Yafai 436 Westboro Dr Nashville, TN 37209	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	091 13 3Q 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASG Investments, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Saddam Rashad Yafai, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit A on the Horizontal Property Regime Plan for ASG Investments, LLC, as shown on Exhibit B to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 434 WESTBORO DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, together with an undivided interest in the common elements described therein, of record in Instrument No. 20210928-0130208, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kenneth E Smith and Ottie Smith, Husband and Wife, of record in Instrument No. 20210728-0101647, in the Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 28, 2021.

This is improved property known as 436 Westboro Dr, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 09/15/23.

ASG Investments, LLC

By: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brenda Lewis (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Agent of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent of ASG Investments, LLC.

Witness my hand and official seal on 09/15/22.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September 15, 2023.**

Signature 09/15/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 15th day of September, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY