RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 W Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-17231-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060631 DEEDWARR
10/13/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231013-0080592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of Oct, 2023

NOTARY PUBLIC

My commission expires: March 7th, 2026

JOHN GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 W Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohanad Abdallah 1004 Virginia Avenue, Nashville, TN 37216	Same address as new owner	061-11-0-146

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **1004 VIRGINIA AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MOHANAD ABDALLAH, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 40 feet of the Easterly 80.5 feet front and the Westerly 40.5 feet of the Easterly 83.5 feet rear of Lot No. 30, on the plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home Tract, of record in Book 421, Page 178, Register's office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the South side of Virginia Street or Avenue and runs back between lines 243. 8 feet on the Easterly line and 246.1 feet on the Westerly line to the North line of Lot No. 13 on which it measures 40.5 feet.

Being the same property conveyed to 1004 Virginia Ave, LLC, a Tennessee Limited Liability Company from Artemis Development LLC, by Warranty Deed dated 05/05/2022 and recorded 05/10/2022 in Instrument No. 20220510-0053393, Register's Office of said County.

Being the same property conveyed to Artemis Development LLC by Warranty deed from Maggie Conner, as a single woman of record in Instrument No. 20200924-0109550 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 24, 2020.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1004 Virginia Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of October, 2023

GRANTOR(S)

1004 Virginia Ave LLC, a Tennessee Limited Liability Company

By: _____
Dan Nguyen

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, 1004 Virginia Ave LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of Oct., 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

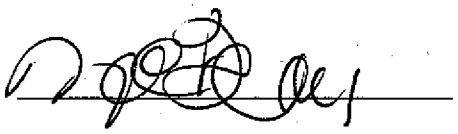
_____
Notary Public

John Griffin
Printed Notary Name

My commission expires: March 7th, 2026

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **10/10/23** (date of document)



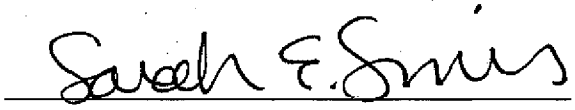
10/13/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **13** day of **October**, 202**3**.



Notary's Signature

My Commission Expires: 12-5-2024

