WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063711 DEEDWARR
10/23/2023 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20231023-0082818

LR-LD-23-1309B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emad Yousef		
(NAME)	(NAME)	**092-04-0-145.00**
1309 B Jackson Street	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEAR DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMAD YOUSEF,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1309B on the Plan of 1309B Jackson Street, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230717-0054688, 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 the same property conveyed to Lear Development, LLC by Warranty Deed from JML Holdings, LLC of record in Instrument Number 20230224-0013089, Register's Office for Davidson County, Tennessee, dated February 22, 2023 and recorded on February 24, 2023.

This conveyance is subject to:
- Taxes for the year 2023, which are due and payable October 1, 2023, but not delinquent until March 1, 2024, RE: 092-04-0-145.00
- Subject to all matters shown on the Plan of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee.
- All matters as shown on survey of Watkins and Murray, Surveyors, dated May 7, 1948.
- Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for 1309B Jackson Street , recorded at Instrument No. 20230717-0054688, in the Register's Office of Davidson County, Tennessee.
- Affidavit of Indemnification of record in Instrument Number 20011116-0125989, in the 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: **1309 B Jackson Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF SEPTEMBER, 2023.

Lear Development, LLC

BY: _____
Gregory Eckinger
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY ECKINGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of LEAR DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of September, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 9/29/2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date: 10/10/23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/10/23

Notary Public: **Tuwana J. Bryant**

My Commission Expires: 05/09/2026

