RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-17317-2023

Karen Johnson Davidson County
Batch# 1066920 DEEDWARR
10/31/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20231031-0085243

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2023.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Al-Huda Islamic Center of Nashville 252 Jackson Meadows Dr. Hermitage, TN 37076	Same address as new owner	064-15-0-033

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($850,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **EAGLES NEST INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AL-HUDA ISLAMIC CENTER OF NASHVILLE, A TENNESSEE NONPROFIT CORPORATION**, hereinafter called the Grantee, its successors 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 Lot No. 9 on the Plan of Resubdivision of Lot 12, 13, & 14, & Lot 1, Resubdivision of Lot 15, 16, & 17, Andrew Jackson Business Park, Phase II, of record in Instrument #20010831-0094800, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eagles Nest Investors, LLC, a Tennessee limited liability company, from Robert Mashburn by Warranty Deed dated December 31, 2020 and recorded January 8, 2021 in Instrument #20210108-0004030, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20010831-0094800; to any and all restrictive covenants and/or easements 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 improved property known as: 252 Jackson Meadows Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has 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, and which taxes are being paid at closing, and further encumbered by that Deed of Trust of record in Instrument No. 20210108-0004031 in the Office of the Davidson County Register of Deeds.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 30th day of October, 2023.

GRANTOR:

Eagles Nest Investors, LLC, a Tennessee Limited Liability Company

By: _____
David Webber, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of October, 2023, before me, appeared David Webber, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Member of Eagles Nest Investors, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Eagles Nest Investors, LLC and said David Webber acknowledged said instrument to be the free act of deed of Eagles Nest Investors, LLC.

WITNESS my hand and seal, this the 30th day of October, 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 30, 23 (date of document).

Jennifer L. Pennell

Oct 31, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

