Karen Johnson Davidson County
Batch# 1077232 DEEDQC
12/01/2023 02:34:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20231201-0092944

File No: CR-23-1394-TN
Grantor's Loan No. _____

After Recording, Send to:
Res-Title Inc.
175 Metro Center Blvd. #4
Warwick, RI 02886

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
SWA Dream Homes LLC, a Tennessee Limited Liability Company, whose mailing address is 2603 Elm Hill Pike, Suite EF, Nashville, **TN 37214** and **TN Homes LLC, a Tennessee Limited Liability Company**, 1001 Brittain Downs Drive, Nolensville, TN 37135

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 096 05 0 172.00; 096 05 0 173.00; 096 05 0 174.00; 096 09 0 047.00

QUITCLAIM DEED

SWA Dream Homes LLC, a Tennessee Limited Liability Company, whose mailing address is 2603 Elm Hill Pike, Suite EF, **Nashville, TN 37214, who acquired title as SWA Dream Home, LLC, a Tennessee Limited Liability Company** and **TN Homes LLC, a Tennessee Limited Liability Company, who acquired title as TN Homes, LLC, a Tennessee Limited Liability Company,** whose mailing address is **1001 Brittain Downs Drive, Nolensville, TN 37135**, ("Grantor"), for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **SWA Dream Homes LLC, a Tennessee Limited Liability Company,** whose mailing address is **2603 Elm Hill Pike, Suite EF, Nashville, TN 37214** and **TN Homes LLC, a Tennessee Limited Liability Company,** ("Grantee"), whose tax mailing address is **1001 Brittain Downs**

Drive, Nolensville, TN 37135, with quitclaim covenants, the following described real estate:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN DAVIDSON COUNTY, TENNESSEE:

Tract No. 1:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY; STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 137 ON THE MAP OF WOODBERRY PARK, AS OF RECORD IN BOOK 2133, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT POINT IN THE SOUTH MARGIN OF WOODBERRY DRIVE AT THE CORNER OF LOTS 137 AND 141; THENCE WITH THE LINE BETWEEN SAID SOUTHERLY 129 FEET TO A CORNER OF LOT 138; THENCE WITH THE LINE BETWEEN LOTS 137 AND 138 EASTERLY 119.4 FEET TO THE WEST MARGIN OF DONELSON PIKE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 105.6 FEET TO THE BEGINNING OF A CURVE, THENCE AROUND SAID CURVE, NORTHWESTERLY 38.8 FEET TO THE SOUTH MARGIN OF WOODBERRY DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 104.2 FEET TO THE POINT OF BEGINNING.

Tract No. 2:

BEING LOT NO. 138 ON THE PLAN OF WOODBERRY PALK, OF RECORD IN PLAT BOOK 2133, PAGES 117, 118 AND 119, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4166 AT PAGE 794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PAD OF LOT NO. 138 FRONTING 109.0 FEET ON THE PRESENT WESTERLY, MARGIN OF DONELSON PIKE, AND RUNS BACK NORTH 85° 08' WEST 7.0 FEET ON THE NORTHERLY LINE AND NORTH 85° 08' WEST 7.5 FEET ON THE SOUTHERLY LINE TO THE NEW RELOCATED WESTERLY MARGIN OF DONELSON PIKE, MEASURING 110.5 FEET THEREON AND CONTAINING 796 SQUARE FEET, MORE OR LESS.

Tract No. 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 139 ON THE PLAN OF WOODBERRY PARK, AS OF RECORD IN BOOK 2133, PAGES 117, 118 AND AND 119, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 139 FRONTS 88 FEET ON THE WEST SIDE OF DONELSON PIKE AND RUNS BACK BETWEEN LINES, MEASURING 171.9 FEET ON THE NORTH LINE OF 176 ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, MEASURING 88:2 FEET THEREON. INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE LEGAL DESCRIPTION:

A SMALL STRIP OR PARCEL OF LAND IN THE 13TH COUNCIL MANIC DISTRICT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 139 ON THE PLAN OF WOODBERRY PARK, AS OF RECORD IN BOOK 2133, PAGES 117, 118 AND 119, REGISTER'S OFFICE FOR SAID COMITY. SAID PART OF LOT NO. 139 FRONTS 88 FEEL ON THE PRESENT WEST MARGIN OF DONELSON PIKE AND RUNS BACK N. 85° 08' W., 9.0 FEET ON THE SOUTH THE TO THE NEW RELOCATED WESTERLY MARGIN OF DONELSON PIKE, MEASURING 88.01 FEET THEREON AND CONTAINING 726 FEET MORE OR LESS;

Tract No. 4:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140 ON THE PLAN OF WOODBERRY PARK, AS OF RECORD IN BOOK 2133, PAGES 117, 118 AND 119, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO, 140 FRONTS 62 FEET ON THE WEST SIDE OF DONELSON PIKE AND RUNS BACK BETWEEN LINES 194.3 FEET ON THE SOUTHERLY SIDE AND 176 FEET ON THE NORTHERLY SIDE, TO A BROKEN LINE IN REAR ON WHICH IT MEASURES 178 FEET. INCLUDED BUT EXCLUDED IS A SMALL STRIP OR PARCEL OF LAND IN THE 13TH COUNCELMANIC DISTRICT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 140 ON THE PLAN OF WOODBERRY PARK, AS OF RECORD IN BOOK 2133, PAGES 117, 118 AND 119, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS: SAID PART OF LOT NO. 140 FRONTS 62 FEET ON THE PRESENT WESTERLY MARGIN OF DONELSON PIKE AND RUNS BACK NORTH 85° 08' WEST 9.0 FEET ON THE NORTHERLY LINE AND SOUTH 58° 36' WEST 12.0 FEET ON THE SOUTHERLY LINE TO THE NEW RELOCATED WESTERLY MARGIN OF DONELSON PIKE ON WHICH IT MEASURES 69 FEET THEREON AND CONTAINING 600 SQUARE FEET, MORE OR LESS.

PARCEL ID: 096 05 0 172.00; 096 05 0 173.00; 096 05 0 174.00; 096 09 0 047.00

Property Address is: 222, 224,226,228 Donelson Pike, Nashville, TN 37214

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20170927-0098967 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 11/27, 2023:

SWA Dream Homes LLC, a Tennessee Limited Liability Company , who acquired title as SWA Dream Home, LLC, a Tennessee Limited Liability Company

By: _____

Name: Andro Abdelsayed

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Andro Abdelsayed**, Member on behalf of **SWA Dream Homes LLC, a Tennessee Limited Liability Company** personally known to me or has produced Driver's license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of November, 2023.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

_____
Notary Public

Executed by the undersigned on 11/27, 2023:

SWA Dream Homes LLC, a Tennessee Limited Liability Company who acquired title as SWA Dream Home, LLC, a Tennessee Limited Liability Company

By: _____

Name: Sherif Ibrahim

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Sherif Ibrahim**, Member on behalf of **SWA Dream Homes LLC, a Tennessee Limited Liability Company** personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of November, 2023.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

_____
Notary Public

Executed by the undersigned on 11-27-2023, 2023:

SWA Dream Homes LLC, a Tennessee Limited Liability Company

By: WAHIB AZER

Name: Wahib Azer

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Wahib Azer**, Member on behalf of **SWA Dream Homes LLC, a Tennessee Limited Liability Company** personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of November, 2023.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

Notary Public

Executed by the undersigned on 11/27, 2023:

TN Homes LLC, a Tennessee Limited Liability Company, who acquired title as TN Homes, LLC, a Tennessee Limited Liability Company

By: Nader Mikhail

Name: Nader Mikhail

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Nader Mikhail**, Member on behalf of **TN Homes LLC, a Tennessee Limited Liability Company**, personally known to me or has produced Driver's License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of November, 2023.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

Notary Public

Executed by the undersigned on 11/27/2023, 20___:

TN Homes LLC, a Tennessee Limited Liability Company, who acquired title as TN Homes, LLC, a Tennessee Limited Liability Company

By: Diana Habib

Name: Diana Habib

Its: Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Diana Habib** as Member on behalf of **TN Homes LLC, a Tennessee Limited Liability Company**, personally known to me or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of November, 2023.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp Dec 21, 2024
COUNTY OF WILLIAMSON

Notary Public

STATE OF Rhode Island
COUNTY OF Kent

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

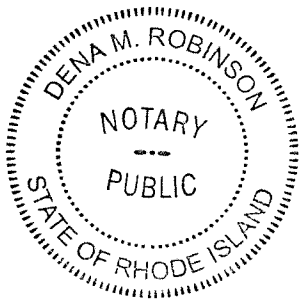
C Celeca
Affiant

Subscribed and sworn to before me on this the 27th day of November, 2023.

Dena Robinson
Notary Public

My Commission Expires: 7-18-25

SEAL



Certificate of Authenticity

I, Carol E. Leca, 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 11/27/2023.

Date

Affiant Signature

11/27/2023
Date

State of RHODE ISLAND

County of KENT

Sworn to and subscribed before me this 27TH day of NOVEMBER, 2023.

Notary's Signature

My Commission Expires: 2/18/25
Date

Notary's Seal (if on paper)

