THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146331** Karen Johnson Davidson County Batch # 1084562 DEEDWARR 12/21/2023 09:10:57 AM 2 pgs Fees: $13.00 Taxes: $2,127.50 20231221-0098394	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Michael Isaac Affiant Subscribed and sworn to before me, this 15th day of December, 2023. Notary Public My Commission Expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Address New Owner: Magi S. Takla and Michael Isaac 615 Foster Lane Mt. Juliet, TN 37122	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 117-12-0-189.00 117-12-0-194.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RER Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Magi S. Takla and Michael Isaac, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the Westerly 100 feet of the Southerly 100 feet of Lot 20 on the Plan of the Glen Echo Subdivision of the Noel Property, not of record, described as follows:

Beginning at a point, being the Northwest corner of the lot transferred to Billy J. Hailey, etux in Book 4801, page 400 RODC; thence Westerly parallel with Graybar Lane, 100 feet to a point on the East line of Lot 19; thence Southerly with said line 100 feet to a point, the common corner of Lots 19, 20, 22 and 21; thence with line between lots 20 and 21, Easterly 100 feet to the Westerly margin of the lot transferred to Billy J. Hailey, etux in Book 4801, page 400, RODC; thence with the Westerly margin of the same, Northerly 100 feet to the point of beginning.

Being the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from CHAD HAILEY, NICQUI HAILEY, TANYA HAILEY AND LEASA SWIFT, of record in Instrument No. 20160331-0030480, dated March 21, 2016, said Register's Office. RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP conveyed it's interest to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP , to combine Tracts 1 and 2 into one parcel and assign one single tax ID number, of record in Instrument No. 20231002-0077120, dated September 29, 2023, said Register's Office.

Tract 2:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the easterly 200 feet of the southerly 100 feet of Lot 20 on the Plan of the Glen Echo Subdivision of the Noel Property, not of record, described as follows:

Beginning at a point in the westerly margin of Belmont Boulevard, 300 feet south from the southwest corner of Belmont Boulevard and Graybar Lane; thence westerly parallel with Graybar Lane, 200 feet to a point which is 100 feet east of the east line of Lot 19; thence southerly parallel with Belmont Boulevard 100 feet to the southerly line of said Lot 20; thence with said line easterly 200 feet to the westerly margin of Belmont Boulevard; thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF RENA T. HAHN (FORMERLY KNOWN AS RENA T. HAILEY) PURSUANT TO AN

ORDER OF THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 14P-1311, of record in Instrument No. 20160331-0030476, dated March 30, 2016, said Register's Office. RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP conveyed it's interest to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP , to combine Tracts 1 and 2 into one parcel and assign one single tax ID number, of record in Instrument No. 20231002-0077120, dated September 29, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-12-0-189.00 and 117-12-0-194.00.

This is improved property located at 3603 Belmont Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2023.

RER Partnership, a Tennessee General Partnership

Steve Church

By: Steve Church, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Steve Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of RER Partnership, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 15th day of December, 2023.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____