Karen Johnson Davidson County
Batch# 1089174 DEEDWARR
01/08/2024 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240108-0001287

PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63483
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Malak Elkomos<br>46 Tusculum Road<br>Antioch, TN 37013 | United Wholesale Mtg<br>585 S. Boulevard E<br>Pontiac MI 48341 |

**TAX MAP PARCEL NUMBERS:** 16208001300

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$430,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hope Investments, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Malak Elkomos, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Antioch Park, Section 1, of record in Book 3600, page 96, Register's Office for said County.

Being the same property conveyed to Hope Investments, LLC by Warranty Deed from Sheila Isabell Thompson, Executrix of the estate of Elizabeth Marie Thompson, dated April 28, 2023 and recorded on May 1, 2023, of record in Inst. No. 20230501-0032103, Register's Office for Davidson County, Tennessee. Also see Davidson County, Tennessee, Probate Court Docket Number 22P1482.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 96, said Register's Office, which Plan shows a 30 foot minimum building set back line from Tusculum Road, a 10 foot easement for public utility and drainage purposes along the rear line of said lot, a 2.5 by 25 foot utility anchor easement located on the southeasterly front corner of said Lot, and an easement for sewer line along the rear portion of said Lot; Restrictive Covenants of record in Book 3861,page 744, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5685, page 591, said Register's Office.

**This is improved property, known as 46 Tusculum Road, Antioch, TN 37013**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 5th day of January, 2024.

**Hope Investments, LLC, Tennessee limitedl iability company**

**By:** _____
**Payman Zad, Sole Member and Manager**

**State of Tennessee**

**County of Davidson**

Before me, the undersigned, personally appeared, **Payman Zad,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **sole member and manager** (or other officer authorized to execute this instrument) of **Hope Investments, LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this 5th day of January, 2024.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary _____

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

_____
Affiant

Sworn and subscribed before me this 5th day of January, 2024.

_____
Notary

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

- **The text of a certification of an electronic document must be in the following form.**

  **I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 01/05/2024 **(date of document).**

  Kirsten Virden

  **Affiant Signature**

  **Date:** 01/05/2024

  **State of** Tennessee

  **County of** Davidson

  **Sworn to and subscribed before me this** 5 **day of** January, **2** 024.

  Rachel Marie Collins

  **Notary Signature**

  **MY COMMISSION EXPIRES:** 3.6.2024

  **Notary's Seal (if on paper)**

