WARRANTY DEED

Karen Johnson Davidson County
Batch# 1089310 DEEDWARR
01/08/2024 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240108-0001472

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Madison R Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF January, 2024.

Sarah K. Hudson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rajesh Aggarwal	SAME	
(NAME)	(NAME)	092-03-0-071.00
757 Armstrong Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Realty Up LLC**, a Tennessee limited liability company. HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rajesh Aggarwal,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being more particularly described as follows:

Being the Easterly Forty feet of Lot No. 1 in Block 1 in the Plan of the Subdivision of the Heffernan Place as shown of record in Book 161, Page 138, of the Register's Office for Davidson County, Tennessee.

Said 40 feet of said Lot No. 1 fronts Forty feet on the South side of Heffernan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 2:

Being the Westerly 30 feet of Lot No. 1 and the Easterly 10 feet of Lot No. 2 of Block No. 1 on the Map of the Subdivision of the Heffernan Place, a plat of which is of record in Book 161, Page 138, Register's Office for said County.

Said parts of said lots are more particularly described as follows: Beginning at a point in the Southerly margin of Heffernan Street, 40 feet Westerly from the Westerly margin of Hanahan Avenue; thence Southerly and parallel with Harrahan Street 150 feet to a point in the Southerly margin of an alley 40 feet Westerly from the Westerly margin of Harrahan Street; thence Westerly 37.6 feet to a point; thence Northerly 150 feet to Heffernan Street; thence along the Southerly margin of Heffernan Street Easterly 40 feet to the point of beginning.

Being the same property conveyed to Realty Up, LLC, by virtue of that certain Warranty Deed dated January 19, 2023, and being of record at Instrument No. 20230120-0004727, in the amount of $325,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to II Stacks, LLC by Warranty Deed from Maxine Chandler-Auguste, an unmarried woman, of record in Instrument No. 20210628-0087148, Register's Office for Davidson County, Tennessee, dated June 15, 2021 and recorded on June 28, 2021. (Value of consideration shown in aforementioned deed $230,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2401 Meharry Blvd Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29 day of December, 20 23.

Ayoob M. Ayoob, member

Member

Wassem Abdelshaheb, member

Member

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ayoob M. Ayoob and Wassem Abdelshahed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Realty Up, LLC, a Tennessee limted liability company, the within named bargainor, a Limited Liability Company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

My commission expires: 1-6-25

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or 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 12/29/23. (Date of Document)

Affiant Signature

Date: 01/08/24

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 8th day of January, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/26

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026