RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1091525
01/22/2024 11:29:48 AM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20240122-0003151

LR-C-24-2401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ayman Sader and Wael Sedr	Ayman Sader and Wael Sedr	
(NAME)	(NAME)	
2401 W Heiman Street	7504 Oak Haven Trace	**081-14-0-038.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WOLFE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AYMAN SADER, MARRIED AND WAEL SEDR, MARRIED, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee.

Being Lot No. 1 on the Map of F. T. Holman's Subdivision of Lots, Nos. 41, 42 and 43 Boyd McNairy's Tract as of record in Deed Book 161, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the southerly side of Heiman Street, formerly Bosley Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wolfe Investments, LLC., A Tennessee Limited Liability Company by Warranty Deed from David Tucker, married and Dwayne H. Tucker, married and the Michael J. Tucker Testamentary Trust created under the last will and testament of Julia P. Tucker of record in Instrument No. 20230621-0047149 Register's Office for Davidson County, Tennessee, dated June 20, 2023 and recorded on June 21, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Deed Book 161, Page 2, Register's Office for Davidson County, Tennessee.
- Right of Way of W. Heiman Street and an Alley.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Any and all existing easements and restrictions as shown of record not stated herein

This is ***unimproved*** property known as: **2401 W Heiman Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF JANUARY, 2024.

Wolfe Investments, LLC

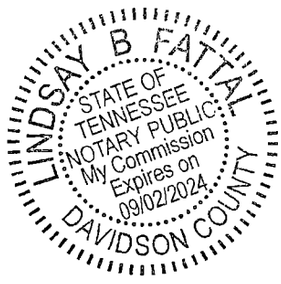
BY: _____
Kristopher Wolfe
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTOPHER WOLFE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WOLFE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of January, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212