Karen Johnson Davidson County
Batch # 1103934 DEEDWARR
02/23/2024 09:18:07 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20240223-0012427

BOX 10-A

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

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,025,000.00 Affiant Subscribed and sworn to before me This 22nd day of February, 2024. Notary Public My Commission Expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Address New Owner as:	Tax Bill To:	Map / Parcel
James Ed Rice Jr., Trustee 2215 Castleman Drive Nashville, TN 37215	**New Owner**	**131 02 0 171.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **George M. Ziady, Nicole Ziady, and Andrew Lee Ziady** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James Ed Rice, Jr., Trustee of the JER Tennessee Investment Services Trust #1 dated August 9, 2021** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, Block 5 on the Plan of Overton Hills of record in Book 843, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George M. Ziady, Nicole Ziady, Lika Ziady, and Elle Ziady, as joint tenants with right of survivorship by deed from Catherine Jarmon Hall of record in Instrument No. 20011228-0126749, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Andrew Lee Ziady, by Quitclaim Deed from Lika Ziady and husband, Elle Ziady, of record in Instrument No. 20211221-0168403, in the Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 2009 Galbraith Drive, Nashville, TN 37215.

This Conveyance is subject to the following:

1. Taxes for the year 2024 and subsequent years, being liens not yet due and payable.

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 22nd day of February, 2024.

Grantors:

George M. Ziady

George M. Ziady

Nicole Ziady

Nicole Ziady

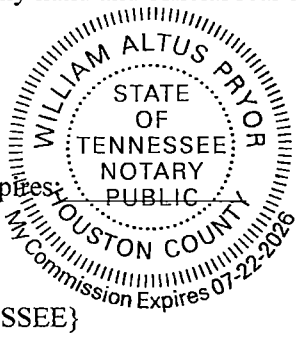
Andrew Ziady

Andrew Lee Ziady

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 22nd day of February, in the year 2024, before me the undersigned, personally appeared George M. Ziady, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 22nd day of February, 2024.



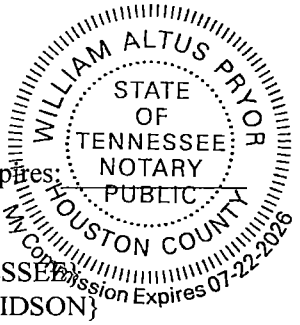
Notary Public

My Commission Expires:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 22nd day of February, in the year 2024, before me the undersigned, personally appeared Nicole Ziady, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 22nd day of February, 2024.



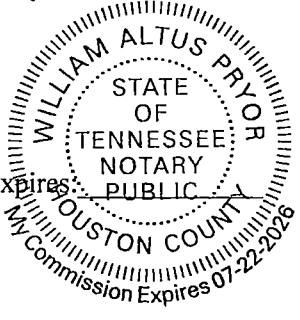
Notary Public

My Commission Expires:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 22nd day of February, in the year 2024, before me the undersigned, personally appeared Andrew Lee Ziady, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 22nd day of February, 2024.



Notary Public

My Commission Expires: