Karen Johnson Davidson County
Batch# 1112054 DEEDWARR
03/18/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,300.55
20240318-0018535

WARRANTY DEED

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BS-LWF-24-668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025
(AFFIX SEAL)

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)
Hany Salib	Hany Salib	
(NAME)	(NAME)	
668 Piccadilly Row	115 Harpeth Ct.	149-02-0B-027.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Good Pasture, TN 37072	
(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, **LM1 HOLDINGS, 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 **HANY SALIB AND MARIA SOLIMAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Final P.U.D Plan, Planned Unit Development, Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92 through 94 inclusive, as amended in Book 6508, Page 8 and Book 6546, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aisha Holloway and Juan Holloway by Warranty Deed from Carmelo Rivera-Oquendo and wife, Carmen Milagros Merced of record in Instrument No. 20071031-0128285 Register's Office for Davidson County, Tennessee, dated October 22, 2007 and recorded on October 31, 2007.

Being the same property conveyed to LM1 Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Aisha Holloway and Juan Holloway of record in Instrument No. 20240202-0007632 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 02, 2024.

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 Plat Book 6250, Page 92, 93, and 94 and amended in Book 6508, Page 8 and Book 6546, Page 57, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6236, Page 683, as amended at 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; and By-Laws record at Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431, Book 6236, Page 680, Register's Office for Davidson County, Tennessee
- Charter of Piccadilly Square Homeowners Association of record at Book 6236, Page 703; Book 7288, Page 963, in the aforesaid Register's Office.
- Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association of record at Book 6236, Page 703; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 423; Book 6300, Page 439, in the aforesaid Register's Office.
- Easement(s) of record in Book 6186, Page 238; Book 6251, Page 616; Book 6298, Page 491; Book 7883, Page 280, in the aforesaid Register's Office.
- Additional Open Spaces of record in Book 6496, Page 99, in the Register's Office for Davidson County, Tennessee.
- Storm Water Agreement of record in Book 6782, Page 518, Book 6530, Page 819, Book 6530, Page 823, Book 6846, Page 653, Book 6846, Page 606, in the Register's Office for Davidson County, Tennessee.

- Information Brochure of record in Book 6236, Page 726, in the Register's Office for Davidson County, Tennessee.
- Deed of Correction of Piccadilly Square Homeowner's Association of record in Book 6295, Page 503, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **668 Piccadilly Row, Antioch, Tennessee 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(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 13th DAY OF MARCH, 2024.

LM1 Holdings, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of LM1 HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of March, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/13/24 (date of document).

Affiant Signature

3/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025