WARRANTY DEED

Karen Johnson Davidson County
Batch# 1120211 DEEDWARR
04/08/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20240408-0024794

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL) 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mubarak Okatahi Muhammed	Mubarak Okatahi Muhammed	Parcel ID: 093 16 0 124.00
(NAME) 1905 9th Ave N 1B	(NAME) 1905 9th Ave N 1B	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anne O'Neill McGinn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mubarak Okatahi Muhammed**, hereinafter called the Grantees, 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, being the Easterly part of Lot No. 127 on the Map of Claiborne Plan Nashville of record in Plat Book 21, Pages 84 and 85 in the Registers Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 127 fronts 35 feet on the Westerly side of Lewis Street and runs back between parallel lines 115 feet to a deadline.

Being the same property conveyed to Mesa Verde Assets, LLC from Spencer E. Rollins and Ngozi Rollins, husband and wife by Warranty Deed dated July 6, 2021 and recorded on July 13, 2021 in Instrument No. 20210713-0094392, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anne O'Neill McGinn from Mesa Verde Assets, LLC, a Delaware Limited Liability Company by Warranty Deed dated May 18, 2023 and recorded on May 19, 2023 in Instrument No. 20230519-0037890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 110 Lewis St., Nashville, TN 37210

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 our hands this 3rd day of April, 2024

Anne O'Neill McGinn

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Anne O'Neill McGinn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of April, 2024.

Notary Public

My Commission Expires: 2/2/28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 April 3, 2024.

Date

Tonya Loftin
Affiant Signature

April 8, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)