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

BOOK 10-A

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1122169
04/12/2024 10:05:32 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20240412-0026096

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $330,000.00.

M. L. Schodack
Affiant

Subscribed and sworn before me this the 3rd day of April, 2024.

Pamela B. Matheney
Notary Public
My commission expires:

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

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ibrahim Dessouky 338 Edith Ave. Nashville, TN 37207	Ibrahim Dessouky 22 Balsam Lane Levittown, NY 11756	071-11-0 086.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MOTHERSHIP VENTURES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IBRAHIM DESSOUKY, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Ogden Property as of record in Book 1 pages 115 and 133 Chancery Court Clerk's office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the northerly margin of Edith Avenue, said point being the southwest corner of the herein described tract; thence in a northerly direction, 158 feet to a point; thence, in a westerly direction 58.5 feet to a point; thence in a southerly direction, 163 feet more or less to a point in the northerly margin of Edith Avenue; thence easterly along Edith Avenue, 55 feet to the point of beginning.

Being the same property conveyed to Mothership Ventures, LLC, by deed dated 06/27/2013, from Southern Home Rescue, a Tennessee General Partnership, of record in Instrument No. 20130703-0069073, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVEDPROPERTY KNOWN AS 338 Edith Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of April, 2024.

Mothership Ventures, LLC

BY: _____

John L. Hickman, Administrative Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John L. Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Administrative Member of the within named bargainor, a LLC, and that he, as such Administrative Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Mothership Ventures, LLC by the said John L. Hickman as such Administrative Member.

Witness my hand and official seal this 4th day of April, 2024.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY