Karen Johnson Davidson County
Batch# 1122818 DEEDWARR
04/15/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20240415-0026681

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 3/2/25
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bishoy Mikhail	United Wholesale Mtg	
(NAME)	(NAME)	
2316 A Merry St.	585 S. Blvd E.	092-07-0X-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2400 Merry St, GP**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Bishoy Mikhail, a single man, as sole ownership,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. A on the Plan of 2316 A & B Merry St. Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220809-0090636, 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 a portion of the same property conveyed to 2400 Merry St, GP, a Tennessee general partnership by Warranty Deed from Mt. Nebo Baptist Church of record in Instrument No. 20211112-0150737 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 12, 2021.

Being a portion of the same property conveyed to RedEagle Investments LLC, a Tennessee Limited Liability Company by Quitclaim Deed from 2400 Merry St, GP, a Tennessee general partnership of record in Instrument No. 20220204-0013297 Register's Office for Davidson County, Tennessee, dated January 19, 2022 and recorded on February 04, 2022.

Being a portion of the same property conveyed to 2400 Merry St, GP by Quitclaim Deed from Redeagle Investments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221215-0129772 Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 15, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2316 A Merry St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of April, 2024.

2400 MERRY ST GP

By MARENGO ST INVESTMENTS LLC, General Partner of 2400 MERRY ST GP

By: Derrick Salter, Member of Marengo St investments LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Derrick Salter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of MARENGO ST INVESTMENTS LLC General Partner of 2400 MERRY ST GP the within named bargainer, and that he as such Member of MARENGO ST INVESTMENTS LLC executed the foregoing instrument for the purposes therein contained, by signing the name of 2400 MERRY ST GP by himself as Member of MARENGO ST INVESTMENTS LLC General Partner of 2400 MERRY ST GP.

WITNESS my hand and official seal at office this 12th day of April, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2400 MERRY ST GP

By EWING HOLDINGS LLC, General Partner of 2400 MERRY ST GP

By: Tony Ewing, Member of Ewing Holdings LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Tony Ewing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of EWING HOLDINGS LLC General Partner of 2400 MERRY ST GP the within named bargainer, and that he as such Member of EWING HOLDINGS LLC executed the foregoing instrument for the purposes therein contained, by signing the name of 2400 MERRY ST GP by himself as Member of EWING HOLDINGS LLC General Partner of 2400 MERRY ST GP.

WITNESS my hand and official seal at office this 12th day of April, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 12, 2024.

J. Carlton Drumwright

April 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY