398

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1145134 DEEDWARR
06/10/2024 11:53:25 AM 2 pgs
Fees: $13.00 Taxes: $2,125.65

20240610-0043253

LR-SC-24-211-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/26 (AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Laila Tawfik	Kansas State Bank	
(NAME)	(NAME)	
211 A Duke St	8320 Ward Parkway	**071-07-0Z-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Kansas City, MO 64114	
(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, **SUBURBAN COWBOYS, 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 **LAILA TAWFIK, UNMARRIED,** 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 Unit No. 211A on the Plan of Two-Eleven Duke Street, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Two-Eleven Duke Street, a Horizontal Property Regime with Private Elements, at Instrument No. 20230502-0032356, 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 Leslie E. Hammock and James M. Hammock by Deed from Alberta Ashworth, a widow, subject to a life estate interest retained by grantor, of record in Book 7500, page 38, Register's Office for Davidson County, Tennessee, dated March 19, 1988 and recorded on March 25, 1988.

Said James M. Hammock died intestate on June 8, 1991.

Being a portion of the same property conveyed to Leslie E. Hammock by Quitclaim Deed from Alberta Ashworth, a widow of record in Instrument No. 20060727-0091051 Register's Office for Davidson County, Tennessee, dated July 22, 2006 and recorded on July 27, 2006.

Being a portion of the same property conveyed to Elizabeth Young by Quitclaim Deed from Leslie F. Hammock of record in Instrument No. 20080729-0077355 Register's Office for Davidson County, Tennessee, dated April 13, 2007 and recorded on July 29, 2008.

Being a portion of the same property conveyed to Suburban Cowboys, LLC, a Tennessee Limited Liability Company by Warranty Deed from Elizabeth Young (by Leslie Hammock, Conservator for Elizabeth Young) of record in Instrument No. 20230502-0032352 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 2, 2023.

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 161, Page (s) 26 and 27, 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 Instrument Number 20230502-0032356, Register's Office for Davidson County, Tennessee
- Charter of the Two-Eleven Duke Street Homeowners' Association, Inc. of record in Instrument Number 20230601-0041319, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument

Number 20240206-0008363, 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: **211 A Duke St, Nashville, Tennessee 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 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 7th DAY OF JUNE, 2024.

Suburban Cowboys, 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 SUBURBAN COWBOYS, 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 7th of June, 2024.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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