Karen Johnson
Batch # 1170489
08/16/2024 09:46:47 AM
Fees: $13.00 Taxes: $2,286.73
Davidson County
DEEDWARR
2 pgs
20240816-0062761

This Instrument Prepared By:
**Athens Title & Escrow LLC**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Abdalla Mohammed** | **New American Funding** | MAP **070** |
| **1000 Alice Street** | **14511 Myford Road** | GROUP **07 0S** |
| **Nashville, Tennessee 37218** | **Tustin, California 92780** | PARCEL **001.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

**Southeastern Investments IV, LLC, a Tennessee Limited Liability Company**

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

**Abdalla Mohammed, an unmarried man**

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1000-A, (Located at 1000 Alice Street) ONETHOUSAND ALICE STREET, as shown on the Declaration of Covenants, Conditions and Restrictions for ONETHOUSAND ALICE STREET, a Horizontal Property Regime with Private Elements of record in Instrument No.: 20201030-0127150, 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 part of the same property conveyed to Southeastern Investments IV, LLC, by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee for Investors Title Company, Trustee, dated February 2, 2024 and filed of record February 7, 2024 in Instrument No. 20240207-0008576, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of OneThousand Alice Street, of record in Instrument No. 20201030-0127150 and 20180117-0004800, said Register's Office.
3. Water (Riparian Rights) - (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of the "Cumberland River", free from diminution or pollution and the consequences of any past or future change in the location of the "Cumberland River"; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of the "Cumberland River" crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land. *Subject to the flow of any creeks, streams, or branches across subject property. *Any and all existing easements and restrictions as shown of record not stated herein.
4. Master Deed of record in Instrument No. 20180117-0004800 and 20201030-0127150, said Register's Office.

This is improved property known as **1000 Alice Street, Nashville, Tennessee 37218.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Abdalla Mohammed, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 the 6th day of August 2024.

**Southeastern Investments IV, LLC, a Tennessee Limited Liability Company**

By: Eric Sox, Managing Member

STATE OF Tennessee )
COUNTY OF Williamson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Southeastern Investments IV, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 6th day of August 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee )
COUNTY OF Williamson )

The actual value or consideration, whichever is greater, for this transfer is $618,035.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of August 2024.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY