Name and Address of New Owner:
J3 Holdings LLC, a Delaware Limited Liability Company
323 Forest Park Road #2-7
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 1174875 DEEDWARR
08/27/2024 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20240827-0065947

Send Tax Bills To:
J3 Holdings LLC, a Delaware Limited Liability Company
340 E. 1st St #1590
Tustin, CA 92781

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 043 13 0A 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mubarak Okatahi Muhammed, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **J3 Holdings LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2, Building 7 on the Plan of Robin Hood Condominium Apartments of record in Book 5200, Page 124, 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 all of the property conveyed to Elizabeth Mai Brown, a married woman, by deed from Jerry Cook, an unmarried man, of record in Instrument No. 20230912-0071639, Register's Office for Davidson County, Tennessee, dated September 7, 2023 and recorded on September 12, 2023.

Being the same property conveyed to Mubarak Okatahi Muhammed unmarried, its successors and assigns by Deed dated May 31, 2024 from Elizabeth Mai Brown, a married woman, recorded June 3, 2024, in Instrument Number 202406030041184, in the Official Records of Davidson County, Tennessee.

This property more commonly known as: 323 Forest Park Road, 2-7, Madison, TN 37115

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2024.

_____(SEAL)
Mubarak Okatahi Muhammed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2024, before me personally appeared Mubarak Okatahi Muhammed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2024.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of August, 2024.

Notary Signature
My commission expires: Karla K. Lilley

STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Karla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Aug 26, 2024 (date of document).

Affiant Signature

8/26/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 26 day of Aug, 2024.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25