398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00.**

Karen Johnson
Batch # 1179383
09/10/2024 08:17:32 AM
Fees: $18.00 Taxes: $1,054.50

Davidson County
DEEDWARR
3 pgs

20240910-0069458

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 5TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/8/2026

ANGELA Y. POTTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, Hollingshead Title, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 182408-SSO

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Britni Giardinieri and Arnold Ayes 416 English Ivy Drive Nashville, TN 37211	FIRST HORIZON BANK 165 MADISON AVENUE MEMPHIS, TN 38103	161-11-0D-071.00

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And 0/100 ($285,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MHRT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

BRITNI MARIE GIARDINIERI, UNMARRIED WOMAN AND ARNOLD LAZARO AYES, UNMARRIED MAN, AS JOINT TENANCY WITH THE RIGHT OF SURVIVORSHIP

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 71, Building M, as shown on the map entitled the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description..

BEING the same property conveyed to MHRT Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Mayyadah Alwiswasee, married of record in Instrument No. 20230313-0017944, dated February 23, 2023, and recorded March 13, 2023, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Mayyadah Alwiswasee, married by Quitclaim Deed from Hussein Alnuaimi, married of record in Instrument No. 20220324-0034216, dated March 16, 2022, and recorded March 24, 2022, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Hussein Alnuaimi and Mayyadah Alwiswasee, husband and wife by Warranty Deed from David P. Jaeger and Grace Ellen Van Winkle, husband and wife of record in Instrument No.

20180904-0087018, dated August 30, 2018, and recorded September 4, 2018, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 416 English Ivy Drive, Nashville, TN 37211.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MHRT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to BRITINI GIARDINIERI AND ARNOLD AYES FOR THE TRANSFER OF PROPERTY LOCATED AT 416 ENGLISH IVY DRIVE, NASHVILLE, TN 37211.]

Witness our/my hand on the 5th day of September, 2024.

MHRT Group, LLC, a Tennessee limited liability company

By: Mayyadah Alwiswasee, Trustee of
The MHRT Living Trust dated August 31, 2023
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Mayyadah Alwiswasee, Trustee of The MHRT Living Trust dated August 31, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the The MHRT Living Trust dated August 31, 2023, Sole Member of MHRT Group, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing as Trustee of The MHRT Living Trust dated August 31, 2023 as the Sole Member of MHRT Group, LLC.

Witness my hand and official seal this 5th day of September 2024.

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY