Karen Johnson
Batch # 1188677
10/02/2024 11:02:29 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20241002-0076416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

JM-FK-24-612

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)
The Haloossim Family Trust , dated January 30, 2008	**SAME AS NEW OWNER**	
(NAME) **10425 Charing Cross Rd.**	(NAME)	**105-07-0-234.00**
(ADDRESS) **Los Angeles, CA 90024**	(ADDRESS)	
(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, **DREAMINC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE HALOOSSIM FAMILY TRUST , DATED JANUARY 30, 2008,** 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 Lot No. 7 on the Plan of the W. D. Hamilton Subdivision of Block 8 of the Hamilton Lands of record in Plat Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 50 feet on the Northeasterly side of Hamilton Street and extends back 167.5 feet on the Westerly line and 167.5 feet on the Easterly line to a dead line measuring 50 feet thereon.

Being a portion of the same property conveyed to Dreaminc., a Tennessee corporation by Special Warranty Deed from Operation Stand Down Tennessee, a Tennessee corporation of record in Instrument No. 20240703-0050198 Register's Office for Davidson County, Tennessee, dated June 28, 2024 and recorded on July 03, 2024.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 421, Page 56, 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: **612 Hamilton Ave., Nashville, Tennessee 37203**.

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 26th DAY OF SEPTEMBER, 2024.

Dreaminc

BY: _____
Joseph J. Kovalick, II
President

BY: _____
Sunday Camp
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH J. KOVALICK, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DREAMINC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 26th of September, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SUNDAY CAMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of DREAMINC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 26th of September, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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