WARRANTY DEED

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson
Batch # 1222421
01/02/2025 10 07 18 AM
Fees $13 00 Taxes $740 00

Davidson County
DEEDWARR
2 pgs

20250102-0000122

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024

Notary Public

MY COMMISSION EXPIRES 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Sweat Equity, LLC	Sweat Equity, LLC	7-100
(NAME) 2015 Greenwood Ave	(NAME) 2015 Greenwood Ave.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20242353

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cashing Homes, LLC, a Texas limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sweat Equity, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows

Beginning at a monument in the north margin of Old Tinnin Road, at the corner of the Otto Pendley Jr property, thence along an old rock wall, S 79°21'50"W 82 44 feet to an iron pin in Manning Property line, thence N 00°56'40"W 11 83 feet to an iron pin, thence N 87°45'30"W 87 98 feet to a monument, continuing along Manning's line N 04°31'E 494 58 feet to an iron pin, thence 79°00'E 175 feet to an iron pin located 21 5 feet south of a corner post; thence along Pendley's west line and along a fence S 04°31'W 528 12 feet to the beginning, containing 2 acres, more or less

BEING the same property conveyed to Bonnie McDowell by Warranty Deed from Theresa Ann Wallace and husband, Lowell Wallace, dated 03/13/1990, and filed of record in Book 8063, page 692, Register's Office for Davidson County, Tennessee

The said Bonnie McDowell died intestate a citizen and resident of Davidson County, Tennessee on or about 01/29/2016 Pursuant to Affidavit of Heirship of record in Instrument No 20170112-0003940, said Register's Office, the said Bonnie McDowell is survived by her daughter, Tamela Chrestman, her sole heir at law

AND BEING the same property conveyed to Cashing Homes, LLC by Warranty Deed from Tamela Chrestman, dated _____2024, and filed of record in Instrument No 20250102 - 0000121, Register's Office for said County

Subject to a permanent access easement appearing of record in Book 5219, page 397, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 1957 Tinnin Road, Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Witness my hand this 30 day of Dec 2024.

Cashing Homes, LLC

BY MISHAL ALIBRAHIM
Mishal Alibrahim, Sole Member

STATE OF ~~Tennessee~~ Arizona)
County OF ~~Sumner~~ Maricopa)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mishal Alibrahim, 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 Sole Member (or other officer authorized to execute the instrument) of Cashing Homes, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 30th of December, 2024.

Notary Public
My Commission Expires: 11/28/25

TIM MEREDITH
Notary Public, State of Arizona
Maricopa County
Commission # 615599
My Commission Expires
November 28, 2025