WARRANTY DEED

Karen Johnson Davidson County
Batch# 1223388 DEEDWARR
01/06/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250106-0001046

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MNB Group LLC	MNB Group LLC	133 02 0 238.00
(NAME) 1312 Rosa L. Park Blvd.	(NAME) 1312 Rosa L. Park Blvd.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shaar Forero Properties, Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MNB Group 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:

Land in Davidson County, Tennessee and being Lot No. 10 on the Map of Sunrise Heights, as shown on a map of record in Book 421, Page 2, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Said Lot No. 10 fronts 58.9 feet on the westerly side of Nolensville Road or Pike and runs back between parallel lines along the northerly margin of Raymond Street 150 feet to an alley.

Being the same property conveyed to Shaar Forero Properties, Inc., a Tennessee Corporation, by Warranty Deed from Walid Abdalla and wife Saliha Qaddoura dated October 4, 2018 and filed October 4, 2018 of record in Instrument No. 20181004-0098650, in the Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3417 Nolensville Pike, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 31 day of January, 2025.

Shaar Forero Properties, Inc.,
a Tennessee Corporation

BY: _____
William Shaar, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Shaar, 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 President, and is authorized to execute the instrument on behalf of Shaar Forero Properties, Inc., the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

Witness my hand and official seal, this the 31 day of January, 2025.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

Certificate of Authenticity

I, Amanda Maynor, do hereby make oath that I am a licensed attorney and/or the 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 according to law on

January 3, 2025.

Date

Affiant Signature

January 6, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of January, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON