WARRANTY DEED

Karen Johnson
Batch # 1233224
02/04/2025 09 31 AM
Fees $18 00 Taxes $2,312 50

Davidson County
DEEDWARR
3 pgs

20250204-0008313

STATE OF ~~TENNESSEE~~ New York (DT)
COUNTY OF ~~DAVIDSON~~ Suffolk (DT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

** Please See Affiant
Attached Certificate (DT)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2025

Delores Taylor
Notary Public

MY COMMISSION EXPIRES 7/20/2026
(AFFIX SEAL)

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)
827 Redwood LLC	**Same as New Owner**	
(NAME)	(NAME)	**160-02-0-016.00**
6100 Wilshire Blvd., Ste 830		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90048		
(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, **MOON EQUITIES LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **827 REDWOOD LLC, A DELAWARE LIMITED LIABILTY COMPANY,** 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

Being land in Davidson County, State of Tennessee, described as follows, to-wit

Being the Westerly 143 feet of Lot No 16 and the Easterly 79 feet of Lot No 15 on the Plan of Forrest Acres Subdivision, Section II, as of record in Book 1424, page 17, Register's Office for said County

Said part of said lots adjoin and front together 222 feet on the Southerly side of Redwood Drive, and runs back between lines, 208 feet on the Easterly line and 207 5 feet on the Westerly line, to a dead line in the rear, on which they measure 222 feet

Being the same property conveyed to Moon Equities LLC, a Delaware Limited Liability Company by Warranty Deed from Robert Bruce Barr, Jr., individually and as Executor of the Estate of Martha L Barrm, Deceased, and James Lee Barr, Individually of record in Instrument No 20240122-0003180 Register's Office for Davidson County, Tennessee, dated January 10, 2024 and recorded on January 22, 2024

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 17, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1540, Page 426, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- 12-foot easement for operation of water tank, reservoir of water line of record in Book 1493, Page 214 and Book 1424, Page 17, in the Register's Office for Davidson County, Tennessee
- Easement for water pipe line of record in Book 1530, Page 377, in the Register's Office for Davidson County, Tennessee
- Grant of Easement Transmission of record in Instrument Number 20130129-0009262, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7382, Page 776, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **827 Redwood Dr., Nashville, Tennessee 37220**.

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 29 DAY OF January, 2025

Mood Equities LLC
By Samaha Holdings, LLC
Its Manager

By Amr Samaha
Its Manager

STATE OF California
COUNTY OF Los angeles

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Amr Samaha, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of Samaha Holdings, LLC which is the Manager of Moon Equities LLC the within named bargainor, a limited liability company, and that he/she as such Manager of Samaha Holdings, LLC which is the Manager of Moon Equities LLC executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal this the 29 DAY OF January, 2025

Notary Public

My Commission Expires 01.23.2027

EILEEN SAKAOGHLI
Notary Public - California
Los Angeles County
Commission # 2432749
My Comm Expires Jan 23, 2027

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

NEW YORK ALL-PURPOSE ACKNOWLEDGMENT
REAL PROPERTY LAW §309-a

State of New York
County of Suffolk } ss.

On the 29th day of January in the year 2025 before me,
Day *Month* *Year*

the undersigned personally appeared Anthony A. Nuara,
Name of Signer

(and _____,) personally known to me or
Name of Additional Signer, if Any

proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument

Delores Taylor
Signature of Notary Public
Notary Public — State of New York

Place Seal Below OR Complete Lines Below

Delores Taylor
Name of Notary

Nassau
Name of County in Which Originally Qualified

7/20/2026
Commission Expiration Date

_____
Name of County in Which Certificate of Official Character Filed (if required)

Delores Taylor
Notary Public, State of New York
Reg. No 01TA6010553
Qualified in Nassau County
Commission Expires July 20, 2026

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document
Title or Type of Document: Warranty Deed.
Document Date. _____ Number of Pages: 2.
Signer(s) Other Than Named Above. _____

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