# WARRANTY DEED

Karen Johnson
Batch # 1235143
02/06/2025 03 09 15 PM
Fees $13 00 Taxes $527 25

Davidson County
DEEDWARR
2 pgs

20250206-0009258

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF January, 20 25

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title. LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Rutherford Contractors Group, LLC | New Owner | |
| (NAME) | (NAME) | 093160S00100CO |
| 1918 Rolling Creek Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Murfreesboro, TN 37128 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Realty Up LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rutherford Contractors Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, being Unit 143 Fain St. on the Plan of Homes at 143 Fain Street, a Horizontal Property Regime With Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20230830-0068050, First Amendment of record in Instrument No. 20250206 0009257 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a part of the same property conveyed to Realty Up LLC, a limited liability company, by virtue of that certain Warranty Deed dated January 17, 2023, and being of record at Instrument No. 20230118-0004033 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

This is improved / unimproved x property, known as 143 Fain St Nashville, TN 37210
(House Number) (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 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 my hand this 31st day of January, 2025.

REALTY UP, LLC

Ayoob Ayoob member

**Ayoob M. Ayoob, Member**

**Wassem Abdelshahed, Member**

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ayoob M. Ayoob and Wassem Abdelshahed,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Members of Realty Up, LLC, the within named bargainor, a Limited Liability Company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members

WITNESS my hand and official seal at office this 31st day of January, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028