WARRANTY DEED

Karen Johnson Davidson County
Batch# 1259772 DEEDWARR
04/14/2025 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20250414-0028116

T-AR-25-2686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 4, 2027
(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Bill Hostettler **Jim Terrell**	**New Owner**	
(NAME) **2686 Fessey Ct**	(NAME) **421 East Iris Dr. #300**	**118-03-0-015.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37204**	
(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, **INVEST HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BILL HOSTETTLER, A MARRIED MAN, AS TO A FIFTY-PERCENT (50%) UNDIVIDED INTEREST AND JIM TERRELL, A MARRIED MAN, AS TO A FIFTY-PERCENT (50%) UNDIVIDED INTEREST, SAID INTERESTS BEING HELD TOGETHER AS TENANTS IN COMMON,** 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 Map of Fessey Court of record in Book 1835, Page 72, Register's Office for said county.

Said Lot No. 7 fronts 39.01 feet on the Northerly margin of Fessey Court and extends back 170.62 feet on the Easterly lines and 98.98 feet on the Westerly line to a dead line in the rear, measuring 145 feet thereon.

Being the same property conveyed to Invest Holdings, LLC, a Tennessee limited liability company by Warranty Deed from James D. Kennedy and spouse, Deborah H. Kennedy of record in Instrument No. 20220505-0052124 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 05, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 72, 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: **2686 Fessey Ct, Nashville, Tennessee 37204**.

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 11 DAY OF APRIL, 2025.

Invest Holdings, LLC, a Tennessee limited liability company

BY:_____
Aziz Ashurov
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZIZ ASHUROV, 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 SOLE MEMBER of INVEST HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of April, 2025.

_____
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

I, Jeff Benz, 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 April 11, 2025.

Date: April 11, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this April 11, 2025.

Notary Public
My commission expires: 7/17/2027

