Karen Johnson Davidson County
Batch# 1298186 DEEDWARR
07/16/2025 11:38:30 AM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20250716-0056164

WARRANTY DEED

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jeremy H Cherry, Atty
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

File No.: 78774

ADDRESS NEW OWNER(S) AS FOLLOWS: HAZEM ESSAM EISSA AND ALIYA HAZEM EISSA	SEND TAX BILLS TO: NEW OWNER	MAP/PARCEL NO(S). 104-11-2C-012.00-CO
(NAME) 2129 Acklen Ave, Unit 12	(NAME)	
(ADDRESS) Nashville TN 37212	(ADDRESS)	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **2129 ACKLEN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALIYA HAZEM EISSA, AN UNMARRIED WOMAN, and HAZEM ESSAM EISSA, A MARRIED MAN,** 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑property, known as 2129 Acklen Avenue Unit 12 , Nashville, TN 37212
(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 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 successors 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.

1. Davidson County property taxes for the year 2025 prorated by the parties and assumed by the Grantee(s), and subsequent years taxes and assessments.

2. All matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20241025-0083148, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants running with the land of the Nashville Housing Authority in the University Center Urban Renewal Area - One of record in Book 4626, Page 719, in the Register's Office for Davidson County, Tennessee.

5. Restrictions running with the University Center Urban Renewal Area - One of record in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee

6. Any and all zone regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness our hands this 11th day of July, 2025.

2129 Acklen Ave, LLC, a Tennessee limited liability company

BY: _____

Austin Matthew Triplett, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2025, before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Austin Matthew Triplett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of 2129 Acklen Ave, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

_____
Notary Public

My Commission Expires: 5/26/2026



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Acklen Square Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Acklen Square Townhomes, a Horizontal Property Regime with Private Elements, at Instrument No. 20241025-0083148, 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 portion of the same property conveyed to 2129 Acklen Ave, LLC, a Tennessee limited liability company, by Special Warranty Deed from Damon W. Byrd, Trustee of the Allison C. Byrd Living Revocable Trust, of record in Instrument No. 20221014-0112986, Register's Office for Davidson County, Tennessee, dated October 14, 2022 and recorded on October 14, 2022, and Scrivener's Affidavit recorded on October 24, 2022 of record in Instrument No. 20221024-0115361, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7-11-25 (date of document).

Affiant Signature

7-11-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of July, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY