Karen Johnson Davidson County
Batch# 1338740 DEEDWARR
10/27/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20251027-0085242

WARRANTY DEED

KYLE E. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028

(AFFIX SEAL)

DM-ARG-25-115

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)
Amer Angley and Ayman Adly	**New Owner**	
(NAME)	(NAME)	
115 Lewis Street		**093-16-0Z-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **BJORN HILLIGARDT AND LOREN HILLIGARDT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMER ANGLEY AND AYMAN ADLY,** 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 Unit No. B on the Plan of OneHundredThirteen Lewis Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for OneHundredThirteen Lewis Street, a Horizontal Property Regime with Private Elements at Instrument No. 20250423-0031263, 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 Dogwood Financial Services LLC, a Tennessee Limited Liability Company by Warranty Deed from Frank Wilkerson, an unmarried individual of record in Instrument No. 20160902-0092699 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 2, 2016.

Being a portion of the same property conveyed to Lori Roddam by Quitclaim Deed from Dogwood Financial Services, LLC, a Tennessee limited liability company of record in Instrument No. 20211026-0143869 Register's Office for Davidson County, Tennessee, dated September 1, 2021 and recorded on October 26, 2021.

Being a portion of the same property conveyed to Lori Roddam, unmarried, and Deborah Leach, unmarried by Quitclaim Deed from Lori Roddam, unmarried of record in Instrument No. 20220713-0080428 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on July 13, 2022.

Being a portion of the same property conveyed to Bjorn Hilligardt and Loren Hilligardt, husband and wife by Quitclaim Deed from Loren Hilligardt, a married woman (f/k/a Loren Roddam same as Lori Roddam) of record in Instrument No. 20240806-0059800 Register's Office for Davidson County, Tennessee, dated July 22, 2024 and recorded on August 6, 2024.

Further being a portion of the same property conveyed to Bjorn Hilligardt and Loren Hilligardt from Deborah Leach by Quitclaim Deed of record in Instrument Number 20251017-0083021 in the Registers Office for Davidson County, Tennessee. The property was never the residence of Deborah Leach and was never occupied by her or her current or previous spouse.

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 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20250423-0031263, Register's Office for Davidson County, Tennessee.
- Charter of the OneHundredThirteen Lewis Street Homeowners Association, Inc. of record in Instrument

Number 20250513-0037509, in the Register's Office for Davidson County, Tennessee.
- Metropolitan Housing and Development Agency Affordability Restriction Agreement and Right of First Refusal (Home Investment Partnership Programs) of record in Book 11335, Page 96, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **115 Lewis Street, Nashville, Tennessee 37210**.

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 24th DAY OF OCTOBER, 2025.

Bjorn Hilligardt

Bjorn Hilligardt

Loren Hilligardt

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BJORN HILLIGARDT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOREN HILLIGARDT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Holly A Mason, 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 this 24 day of October, 2025.

Affiant Signature

10/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY