Karen Johnson Davidson County
Batch# 1358533 DEEDWARR
12/16/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20251216-0099838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/18/2028 (AFFIX SEAL)

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812648

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)
Ali Al Soraify		
(NAME) **69 Whitsett Road**	(NAME) **69 Whitsett Road**	**083-02-0-221.00**
(ADDRESS) **Nashville, TN 37210**	(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, **DUKE INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALI AL SORAIFY, SINGLE**, 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. 26 on the Plan of Scott Avenue Annex of record in Plat Book 2331, Page 87, 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 the same property conveyed to Jesse Lee Majors and wife, Myrtle Louise Majors by Warranty deed from Rozella M Treanor of record in Book 4238, page 737, Register's Office for Davidson County, Tennessee, dated 5/27/1968 and recorded on 5/28/1968. (Value or consideration shown in aforementioned deed $8,800.00.) Being also known as 60 Creighton Avenue Nashville, Tennessee 37206. The said Myrtle Louise Majors died on October 03, 2024, leaving Jesse Lee Majors as surviving tenant by the entirety. Teresa Morgan was appointed Conservator over the person and property of Jesse Lee Majors by Order of the Probate Court for Davidson County, Tennessee, as referenced in Probate Case No.: 24P2382.

Being the same property conveyed to Duke Investments, LLC, An Iowa Limited Liability Company from Jesse Lee Majors, by Teresa Morgan, Conservator by Warranty Deed of Record in Instrument No.: 20251205-0096927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not yet delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2485, Page 634, in the 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: **60 Creighton Avenue, Nashville, Tennessee 37206**.

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 2nd DAY OF DECEMBER, 2025.

Duke Investments, LLC

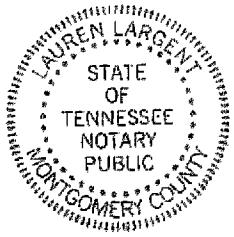
BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of DUKE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of December, 2025.

_____
Notary Public
My Commission Expires: 8/16/29
(SEAL)



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

Spartan Settlement Services
GF# TN-25-250

Tennessee Certification of Electronic Document

I, Brittani Henderson, 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 12/2/2025 (date of document).

Affiant Signature

12/11/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 11 **day of** December, 2025.

Notary's Signature

My Commission Expires: 03/18/2028

NOTARY'S SEAL

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812648