WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1363103 | DEEDWARR
12/30/2025 02:52:46 PM | 2 pgs
Fees: $13.00 Taxes: $2,090.50

20251230-0103839

W-CB-25-1026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01/22/2029

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)
Allison Williams	**Lending Hand Mortgage LLC**	
(NAME)	(NAME)	**091-04-0-066.00**
1026 College Ave	**510 Lentz Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Madison, TN 37115**	
(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, **M&B DEVELOPMENT, 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 **ALLISON WILLIAMS, A SINGLE WOMAN,** 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, State of Tennessee, being Lot No. 7 on the plan of University Heights Subdivision, Section 2 (Revised), as of record in Book 1424, Page 122, Register' s Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Easterly margin of College Avenue, at the Southwest corner of Lot No. 6 on said plan; thence with the Easterly margin of said Avenue, Southwardly 104.65 feet to the beginning of a curve; thence around said curve to the Northwest corner of Lot No. 8 on said plan; thence with the line between said Lots Nos. 7 and 8, Eastwardly 108.43 feet to the Westerly boundary line of University Heights, Section 1, as of record in Book 1424, Page 105, said Register' s Office; thence with said line, North 14 degrees 45 minutes West 110 feet to the Southeast corner of said lot No. 6; thence with the line between said lots Nos. 6 and 7, Westwardly 110 feet to the beginning.

Being the same property conveyed to M&B Development LLC by Warranty Deed from Property Fund 629 LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250723-0058108 Register's Office for Davidson County, Tennessee, dated July 21, 2025 and recorded on July 23, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 122, 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: **1026 College Ave, Nashville, Tennessee 37209**.

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 29th DAY OF DECEMBER, 2025.

M&B Development, LLC

BY:_____
Mark Habashi
Member

BY:_____
Bishoy Ibrahim
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HABASHI, 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 MEMBER of M&B DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BISHOY IBRAHIM, 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 MEMBER of M&B DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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