WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

SAMY SAEED
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2018.

Deanna L Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2022
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 132660 DEEDWARR
08/24/2018 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20180824-0084209

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070973

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.(S)
Samy Saeed and Ebtsam Saleeb	U.S. Bank N.A.	
(NAME)	(NAME)	
868 Pin Oak Drive	4801 Frederica Street	164-08-0A-020.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DIEGO ROCA ZALDIVAR AND VICKY SOTO, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMY SAEED AND EBTSAM SALEEB, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Final Plat, Section One, Hall Mark "A Cluster Lot Subdivision" of record in Plat at Instrument No. 20050315-0028142, 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 Diego Roca Zaldivar, an unmarried man by Warranty deed from Steven B Waldrep of record in Instrument No. 20150918-0094910 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 18, 2015.

Vicky Soto, wife of Diego Roca Zaldivar, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 868 Pin Oak Drive, Antioch, TN 37013
(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 heirs 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.

Witness my/our hand(s) this the 23rd day of August, 2018

Diego Roca Zaldivar

Vicky Soto

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

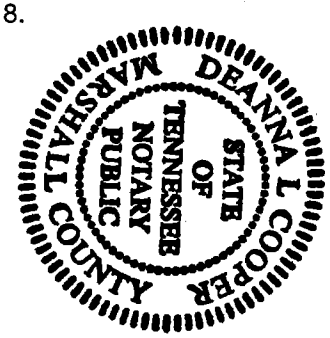
On this the 23rd day of August, 2018, before me personally appeared Diego Roca Zaldivar and Vicky Soto, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the23rd day of August, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

