Karen Johnson Davidson County
Batch# 208535 DEEDWARR
03/22/2019 08:42:44 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190322-0026053

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob William Kinsinger, an unmarried man	NEW OWNER	
	(NAME)	
443 Westboro Drive		091-13-3D-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Khalid Kamal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacob William Kinsinger, an unmarried man, hereinafter called the Grantees, their heirs 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 A, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HOMES AT 443 WESTBORO COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20171013-0105097 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPER

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KHALID KAMAL BY WARRANTY DEED FROM IDEAL SOLUTIONS, LLC, OF RECORD IN INSTRUMENT NO. 20170818-0085031, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

GRANTOR WARRANTS THAT HE HAS NEVER LIVED IN THE SUBJECT PROPERTY AS A MARRIED PERSON AND THAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY MARITAL RIGHT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 443 Westboro Drive, Nashville, TN 37209
(House Number) (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 15th day of March, 2019.

WARRANTY DEED
(Continued)

Khalid Kamal

STATE OF VIRGINIA

COUNTY OF LOUDOUN

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

Witness my hand and official seal, this the 15th day of March, 2019.

Notary Public

My Commission Expires: 12/31/2019

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ERIC L. BLANKENBEKER
NOTARY PUBLIC #7047218
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 12/31/2019