Karen Johnson Davidson County
Batch# 331943 DEEDWARR
12/19/2019 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20191219-0130796

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123737**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $337,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2019. Notary Public My Commission Expires: 9.20-21

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

WARRANTY DEED

Address New Owner: Ali Al-Fatlawy and Tamara Abdulhamed 7336 Sugarloaf Drive Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Regions Mortgage 2050 Parkway office circle Birmingham AL 35244	Tax Information: Tax Parcel ID No. 181-01-0B-163.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Argelis Phomthisene and Sompanh K. Phomthisene, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled Section Three Addition to Sugar Valley, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KIO PHOMTHISENE and wife, ARGELIS PHOMTHISENE, by deed from YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20070226-0023360, dated February 23, 2007, said Register's Office.

KIO PHOMTHISENE and wife, ARGELIS PHOMTHISENE conveyed their interest to ARGELIS PHOMTHISENE and SOMPANH K. PHOMTHISENE, WIFE AND HUSBAND, by quitclaim deed of record in Instrument No. 20180806-0076842, dated August 1, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 181-01-0B-163.00 CO.

Matters shown on the Plan of record in Instrument No. 20050629-0074915, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14 and Instrument No. 20050629-0074848, said Register's Office.

This is improved property located at 7336 Sugarloaf Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2019.

Argelis Phomthisene

Sompanh K. Phomthisene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Argelis Phomthisene and Sompanh K. Phomthisene, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

