Karen Johnson Davidson County
Batch# 428466 DEEDWARR
06/30/2020 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200630-0070614

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY
Emily Crowder, Hollingshead & Associates, PLLC, 7000 Executive Drive, Suite 125, Brentwood, TN 37027

File No.: 20-087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Leighanne Holman	Guaranteed Rate, Inc.	135-11-0C-074.00 CO
(NAME)	(NAME)	
305 Nashboro Greens Way	P.O. Box 0054	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Palatine, IL 60055-0054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, YUSUR ALTAYAR AND SALMA ALSAEEDI AND NABIL ALTYAR, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEIGHANNE HOLMAN and ARNELLA HOLMAN, a married couple**, 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 all of Lot No. 231, on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two, on the Plan of Nashville Village - Tract 18, as shown by plat appearing of record in Plat Book 9700, Page 968, as amended in Instrument Number 20010423-0039877, of the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more

complete and accurate description thereof.

BEING the same property conveyed to Yusur Altayar, Salma Alsaeedi, and Nabil Altyar by Warranty Deed from Rosario R. Ballestrini and wife, Carol A. Ballestrini, dated July 18, 2016, recorded on July 19, 2016, recorded in Instrument Number 20160719-0074134, Register's office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 305 Nashboro Greens Way, Nashville, TN 37217
(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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Witness our hands this 25th day of June, 2020.

Yusur Altayar by Hadeel Altayar, her attorney in fact.
Yusur Altayar

Salma Alsaeedi by Hadeel Altayar, her attorney in fact.
Salma Alsaeedi

Nabil Altyar

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

Witness my hand and official seal at office this 25th day of June, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hadeel Altayar, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Yusur Altayar and Salma Alsaeedi, as thier Attorney In Fact and who acknowledged the execution of the same to be the free act and deed of Yusur Altayar and Salma Alsaeedi under said Power of Attorney.

Witness my hand and official seal this 25th day of June 2020.

Notary Public
My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021