WARRANTY DEED

Karen Johnson Davidson County
Batch# 429877 **DEEDWARR**
07/01/2020 03:24:46 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20200701-0071528

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waleed Khalaf and Nicole Khalaf	Truist Bank	
(NAME) 4121 Mirrasou Court	(NAME) P.O. Box 79041	09202019100
(ADDRESS) Franklin, TN 37067	(ADDRESS) Baltimore MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cora Buckner**, **unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Waleed Khalaf and Nicole Khalaf, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 111A on the Plan of Resubdivision of Zone Lot Division Lot No. 111, Block 6, Heffernon Place of record in Plat Book 6900, Page 916, 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 Cora Buckner by Warranty deed from J. Word Properties, LLC of record in Instrument No. 20161216-0131992 Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 16, 2016. (Value of consideration shown in aforementioned deed $74,999.00.)

The above described property is not the primary residence of the grantor, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 161, Page 138 amended in Book 6900, Page 916. Located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2605 A Alameda St. Nashville, TN 37208
(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 hand this 30 day of June, 20 20

Cora Buckner

STATE OF Wisconsin
COUNTY OF Kenosha

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cora Buckner** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of June, 2020.

Notary Public

My Commission Expires: 09/25/2020

DAVID S FERGUSON
Notary Public
State of Wisconsin