Karen Johnson Davidson County
Batch# 452743 DEEDWARR
08/10/2020 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20200810-0088521

WARRANTY DEED

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Sam Ghali
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1796 Title, LLC, ,

File No.: 20070112-PA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sam Ghali	Same	
(NAME) 413 Ridgecrest Ln	(NAME)	136 09 0A-003.00
(ADDRESS) Lebanon TN 37087	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KIM MARIE PADULA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM GHALI, 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:

A certain condominium in Davidson County, Tennessee, being Unit No. 65A on the condominium site plan Exhibit A, Spring View Townhomes, of record in Book 6349, page 463, Register's Office for said County, to which plan and record hereof are incorporated herein and made a part thereof by reference.

BEING the same property conveyed to Kim Marie Padula, unmarried, by deed from Douglas Curtis and wife, Juanita Curtis, Mike Curtis and wife, Miriam Anne Curtis and Kenneth Curtis, unmarried, of record in Book 8487, page 927, Register's Office, Davidson County, Tennessee, dated 11/15/91 and recorded 11/18/91.

unimproved ☐
This is improved ☒ property, known as 2729 Smith Springs Rd., 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.

Witness our hands this 3rd day of August, 2020

Kim Marie Padula
Kim Marie Padula

STATE OF TN

OF Williamson

On this 3rd day of August, 20 20, before me personally appeared Kim Marie Padula, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Tisha C. Baldwin

My Commission Expires: 1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Shannon Carter, 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

State of TN

County of Williamson

Personally appeared before me, Tisha Baldwin, a notary public for this county and state, Shannon Carter, 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: 1·23·23

Notary' Seal (if on paper)

