Warranty Deed

Karen Johnson Davidson County Batch# 473804 **DEEDWARR** 09/11/2020 10:36:50 AM 2 pgs Fees: $13.00 Taxes: $777.00 20200911-0103736	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this the 9th day of September, 2020. Notary Public My commission expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chad Clark Kap Thang	New owners	135-12-0E-235.00-CO
2470 Nashboro Boulevard #235		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ABDALLA AYMAN AND SAEDA SIDHOM,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAP LIAN THANG,** AN UNMARRIED PERSON, **CHAD ALAN CLARK,** AN UNMARRIED PERSON HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 235, on the plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended by Instrument No. 20050222-0018814 and as now included in the Horizontal Property Regieme, Private Element, Nashboro - Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan T. Horvath, a single man by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB of record in Instrument No. 20140620-0054056 Register's Office for Davidson County, Tennessee, dated June 17, 2014 and recorded on June 20, 2014.

Being the same property conveyed to Ayman Abdalla and Saeda Sidhom, husband and wife by Warranty deed from Ryan T.Horvath, a single man of record in Instrument No. 20181221-0124679 Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 21, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2470 Nashboro Boulevard #235, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of September, 2020.

Ayman Abdalla
Abdalla Ayman

Saeda Sidhom
Saeda Sidhom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abdalla Ayman and Saeda Sidhom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of September, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021