Karen Johnson Davidson County
Batch# 484642 DEEDWARR
09/28/2020 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $974.95
20200928-0111365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2020.

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raul Garcia and Miriam Cortes	New owner	Parcel ID: 148-05-0-012.00
(NAME) 326 Leopole Road	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Zam Khai, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raul Garcia and Miriam Cortes, husband and wife**, 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 Lot No. 84 on the Plan of Hillbrook Section III of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description, described as follows:

Said Lot No. 84 which is a corner lot, fronts 105.0 feet on the southeasterly margin of Leopole Road and fronts 88.2 feet on the northeasterly margin of Faulkner Drive, said frontages being joined by a curve having a length of 39.3 feet and extends back 147.7 feet on the southeasterly line and 117.9 feet on the northeasterly line to a point of intersection.

Huai Nem joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

Being the same property conveyed to Zam Khai, a married man By Warranty Deed from Zaki Silevani, and wife Kalla Silevani dated December 13, 2016 recorded December 30, 2016, of record as Instrument No. 20161230-0137374 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 326 Leopole Road, Nashville, TN 37211

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 9 day of September, 2020.

Zam Khai

Huai Nem

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Zam Khai and Huai Nem, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G Spruill

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

