Karen Johnson Davidson County
Batch# 495637 DEEDWARR
10/14/2020 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20201014-0119365

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2020.

Notary Public

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

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH20-00227

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ahmad Alsadi and Mohammad Al Saadi 1344 Wexford Downs Lane aka 5165 Ravens Glen Nashville, TN 37211	SWBC Mortgage Corp. ~~Ahmad Alsadi and Mohammad Al Saadi~~ 9311 San Pedro #100, San Antonio, TN 78216	172-14-0B-260.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anica L. Howard, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ahmad M. Alsadi, an unmarried man and Mohammad N. Al Saadi, a married man,*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1344 Wexford Downs Lane aka 5165 Ravens Glen, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of September, 2020

Anica L. Howard

* As Joint Tenants with Right of Survivorship

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of September, 2020, before me personally appeared Anica L. Howard, 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
My Commission Expires: 07/24/2023

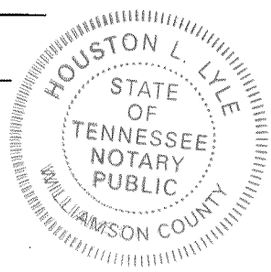


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 212, on the plan of Winfield Park, Phase 2, Section 2, a Cluster Lot Development (erroneously referenced in prior deed as a Planned Unit Development) as shown by plat of record in Instrument No. 20030422-0052787, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Anica L. Howard by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, dated February 27, 2004, recorded March 11, 2004, of record in Instrument No. 20040311-0028299, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023