Karen Johnson Davidson County
Batch# 502341 DEEDWARR
10/28/2020 10:30:10 AM 4 pgs
Fees: $23.00 Taxes: $425.50
20201028-0124789

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Erian Goda **7613 Oakfield Way** **Brentwood, TN 37027**	**New Owner**	**151-10-0A-001.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$115,000.00**

Affiant

Sworn to and subscribed before me this 21st day of October, 2020.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Notary Public

My commission expires: 12/6/21

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **ALAA SAADALLA, A SINGLE MAN** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **ERIAN GODA, A MARRIED MAN** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **7500 West Winchester Drive, Antioch, Davidson County, Tennessee**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 21st day of October 2020.

GRANTOR:

Alaa Saadalla

State of Tennessee
County of Williamson

On this 21st day of October,2020, before me personally appeared Alaa Saadalla to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 21st day of October, 2020.

Notary Public
My Commission Expires: 12/6/21

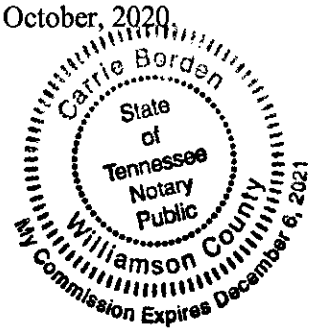


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Subdivision Plat of Phase 1, Villages of Long Hunter P.U.D of record in Plat at Instrument No. 20010123-0006894, 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 Alaa Saadalla, a single man by Warranty deed from Zackquill Smith, as sole owner of record in Instrument No. 20150921-0095357 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on September 21, 2015.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. Subject to all matters shown on the Plan of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the PUD Boundary Plat of record in Instrument No. 20000207-0012630, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382, as amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Restrictions of record as Instrument Number 20001031-0107966 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. By-Laws of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee.

7. Charter for Villages of Long Hunter HOA of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee.

8. Engineer's Certification of Correction of record in Instrument Number 20020319-0034180, in the Register's Office for Davidson County, Tennessee.

9. Quitclaim Deed for Common Area of record in Instrument No. 20010531-0056383, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.

11. Grant of Easement(s) for Sewer Lines and Storm Drainage Facilities of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

12. Easement for Ingress and Egress to cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, Register's Office for Davidson County, Tennessee.

13. TVA Line Easement(s) of record in Book 2338, Page 466, Book 4446, Page 423, and Book 4535, Page 351, Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8358, Page 91, Book 8358, Page 94 and Book 8197, Page 288, Register's Office for Davidson County, Tennessee.

15. Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919, Register's Office for Davidson County, Tennessee.

16. Storm Water Detention Agreement of record in Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.

17. Subject to rights of others in and to the common areas and/or elements.