WARRANTY DEED

Karen Johnson Davidson County
Batch# 523590 DEEDWARR
12/03/2020 08:33:30 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20201203-0140245

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023
(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

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)
Brian Joseph Gebhardt and Ana Maria Gebhardt	Caliber Home Loans, Inc.	Parcel ID: 162-03-0-371.00
(NAME) 916 & 918 Algonquin Court	(NAME) 1525 S. Belt Line Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Coppell, TX 75019	
(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, **Mohanned Alshaiman, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Joseph Gebhardt and Ana Maria Gebhardt, 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. 91 on the Plan of Haywood Hills, Section 5 of record in Plat Book 4675, Page (s) 143 and 144, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jie Yao and wife, Hongxia Huang By Warranty Deed from Thomas V. Blackmon and wife, Margaret E. Blackmon dated April 30, 2007 recorded May 4, 2007, in Instrument No. 20070504-0054105, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Eric Lutz and Caroline Lutz, husband and wife By Warranty Deed from Jie Yao and wife, Hongxia Huang dated May 22, 2020 recorded May 22, 2020, in Instrument No. 20200522-0053622, Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Mohanned Alshaiman, unmarried By Warranty Deed from Eric Lutz and wife, Caroline Lutz dated May 29, 2020 recorded June 2, 2020, in Instrument No. 20200602-0056654, 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 916 & 918 Algonquin Court, Antioch, TN 37013

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 19 day of November, 2020

Mohanned Alshaiman

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mohanned Alshaiman, the within named 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 19 day of November, 2020.

Notary Public

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

FND-2014794FC