Karen Johnson Davidson County
Batch# 576048 DEEDWARR
02/23/2021 03:26:47 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20210223-0022458

WARRANTY DEED

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

File No. DH-21-40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2021

Sarah M. Troupe
Notary Public

MY COMMISSION EXPIRES: 11/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khalid Alsaad	Khalid Alsaad	
(NAME)	(NAME)	
906 Patricia Drive	3764 Faulkner Drive	107-09-0-041.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Andrea L. Brakefield, f/k/a Andrea L. Springall, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khalid Alsaad**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain parcel of real estate located in Davidson County, State of Tennessee. and being described as follows, to-wit: \line
Being Lot No. 86 on the plan of Patricia Heights, of record in Book 2331, pages 130 & 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 86 fronts 87 fed on the Easterly side of Patricia Drive and runs back 177.8 feet on the Northerly line and 180.5 feet on the Southerly line to a dead line in the rear, Measuring 120 fed thereon.

Being the same property conveyed to Andrea L. Springall, a single woman by Warranty deed from Beverly Campbell of record in Instrument No. 20070910-0108269 Register's Office for Davidson County, Tennessee, dated September 07, 2007 and recorded on September 10, 2007.

Andrea L. Brakefield and Andrea L. Springall are one and the same person.

This is property more commonly known as 906 Patricia Drive, Nashville, TN 37217.

The subject property was never used as the principal residence of the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 3 day of February, 2021.

Andrea L. Brakefield

STATE OF Oklahoma
COUNTY OF Canadian

On this 3 day of February, 2021, before me personally appeared Andrea L. Brakefield, 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's (or persons') free act and deed.

Witness my hand, at office, this 3 day of February, 2021.

C. ARMANDE NOTARY # 07011002 EXP. 12/03/23 PUBLIC STATE OF OKLAHOMA

Notary Signature
My commission expires: 12·3·23