Karen Johnson Davidson County
Batch# 599719 DEEDWARR
03/25/2021 08:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20210325-0039176

WARRANTY DEED

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2021

Notary Public

MY COMMISSION EXPIRES: 9-23-24
(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)
Loan X Lam and Jenny Nguyen Lam	United Premier Funding, LLC	Parcel ID: 134-13-0-163.00-000
(NAME) 4818 Sunlight Drive	(NAME) 2645 North Berkeley Lake Road, Suite 138-139	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Duluth, GA 30096	
(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, **Mohannad Alshaiman, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Loan X Lam and Jenny Nguyen Lam, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 226 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, Pages 34, 35, 36 , Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Said Lot No. 226 fronts 70 feet on the southerly side of Sunlight Drive, and extends back 144.9 feet on the easterly line and 145.9 feet on the westerly line, to a dead line, in the rear on which it measures 70 feet.

Being the same property conveyed to Mohannad Alshaiman, an unmarried man, By Warranty Deed from Sherri Denise Davis, a married woman and as an heir at law, and Melba Diane White a/k/a Melba Dianne White, a married woman and as an heir at law, dated June 01, 2018 recorded June 05, 2018, of record as Instrument No. 20180605-0054036 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 4818 Sunlight Drive, 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 19 day of March, 2021

Mohannad Alshaiman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mohannad Alshaiman, an unmarried man, 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 19th day of March, 2021.

Notary Public

My Commission Expires:

(SEAL)

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

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

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY