THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-2992
Parcel ID: 149-13-0-026

Property Address:
713 Reeves Road, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 652979 DEEDWARR
06/09/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210609-0077469

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
SWBC
9311 San Pedro #100
San Antonio TX 78216

Address of New Owner:
Mohammed Alsadi
713 Reeves Rd.
Nashville TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JOSE J. PEREZ, an unmarried man and CECILIA PEREZ, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MOHAMMED ALSADI, a married man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

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

Being Lot No. 189 on the Plan of Debra Heights, Section Two of record in Plat Book 3700, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to JOSE J. PEREZ, and wife CECILIA PEREZ, by Deed dated December 28, 2005 from THOMAS WARD GRIMES and wife, JANET L. GRIMES, recorded January 3, 2006, in Instrument Number 20060103-0000326, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 713 Reeves Road, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 3700, page 39, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3949, page 404, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28 day of May, 2021.

JOSE J. PEREZ

CECILIA PEREZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JOSE J. PEREZ and CECILIA PEREZ, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28 day of May, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $235,000.00.

Affiant

SWORN TO and subscribed before me on this 28th day of May, 2021.

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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 document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

