Karen Johnson Davidson County
Batch# 653252 DEEDWARR
06/09/2021 03:13:03 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210609-0077831

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2021.

Notary Public

My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lutfi Kaddoura	new owner	**172120A06800CO**
941 Fallview Trl		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Shiu Kai Tam, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lutfi Kaddoura, married man

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. 310, on the Plan of Section Two, Bradford Hills, R-15 Residential P.U.D (formerly Gillespie Meadows), as of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Shiu Kai Tam, single man, by Warranty Deed from Sarah Francine Hamilton Savage (FKA Sarah Francine Hamilton), married, dated July 30, 2020, of record in Instrument No. 20200804-0086155, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sarah Francine Hamilton, unmarried, by Warranty Deed from Chad Fink, an unmarried man, and Robert Fink and wife, Glenda Fink, dated October 2, 2014, of record in Instrument No. 20141006-0092176, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-SB-P-21-941

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 941 Fallview Trl, 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 in 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.

_____ Date: 6/7/21
Shiu Kai Tam

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Shiu Kai Tam, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June 2021, _____.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON