Karen Johnson Davidson County
Batch# 665275 DEEDWARR
06/25/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210625-0086753

WARRANTY DEED

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED THIRTY THOUSAND AND 00/100 (530,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Suhad Al-zubaidi (NAME)	**NEW OWNER** (NAME)	**126 16 0A 066.00**
6656 Valleypark Drive, Nashville, TN 37221 (ADDRESS)	4004 Hillsboro Pike 2446 Nashville, TN 37215 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of June, 2021, the undersigned, **THOMAS ROBERT VORHOLT AND CONNIE LYNN VORHOLT, HUSBAND AND WIFE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SUHAD AL-ZUBAIDI, A MARRIED WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **6656 Valleypark Drive, Nashville, TN 37221** and more particularly described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 66 on the Plan of RIVERWALK, PHASE IA, SECTION I AND PHASE IB, SECTION I, a Planned Unit Development, as of record under Instrument No. 20110206-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Thomas Robert Vorholt and Connie Lynn Vorholt, husband and wife, by Warranty Deed from Sherrie D. Sinks, unmarried, of record in Instrument No. 20200605-0057772, in the Register's Office of Davidson County, Tennessee, dated May 28, 2020 and recorded on June 05, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of June, 2021.

GRANTOR: THOMAS ROBERT VORHOLT

Thomas Robert Vorholt

GRANTOR: CONNIE LYNN VORHOLT

Connie Lynn Vorholt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Thomas Robert Vorholt**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of June, 2021.

Madelyn Reynolds

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Connie Lynn Vorholt**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of June, 2021.

Madelyn Reynolds

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)