WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 669653 DEEDWARR
07/01/2021 11:36:02 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20210701-0089309

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

HIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
James Michael Dennis	Primary Residential Mortgage, Inc.	148-14-244
(NAME)	(NAME)	
4849 Gillespie Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211488

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/we, **Khalid Alsaad, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Michael Dennis, a single 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 90B on the plan of the Zone-Lot Division of Lots 87, 88, 90, 91 and 92, Haywood Forrest Subdivision, Section 3, of record in Book 5800, page 285, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Khalid Alsaad, a married man by Warranty Deed from Carlton Dey, dated January 8, 2021 and filed of record in Instrument No. 20210111-0004833, Register's Office for Davidson County, Tennessee.

This was not the marital residence of the grantor.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 5583, page 115 and Book 6156, page 771, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat. Rights of others in and to party walls.

Unimproved ☐

This is improved ☒ property, known as 4849 Gillespie Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of June, 2021

X Khalid Alsaad

Khalid Alsaad

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Khalid Alsaad, 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, at office, this 30th of June, 2021.

Notary Public
My Commission Expires: 3/25/25

