WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN

Karen Johnson Davidson County
Batch# 680312 DEEDWARR
07/21/2021 09:26:33 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210721-0097591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF July, 2021.

Carrie Borden
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

State of Tennessee Notary Public Carrie Borden Williamson County My Commission Expires December 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hussain Qassam	SWBC Mortgage Corp.	
(NAME)	(NAME)	
315 Honeyhill Ct	9311 San Pedro #100	135 05 0 020.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio Tx 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ROBERT S. HITE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUSSAIN QASSAM, 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. 24 on the Plan of Town Park Estates, as shown by plat of record in Plat Book 3300, Page 64-65, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Lot No. 24 fronts 44.94 feet on the Southwesterly margin of Honeyhill Court and extends back 178 feet on the Northwesterly line and 241.04 feet on the Easterly line to a dead line in the rear, measuring 232.53 feet thereon.

Being the same property conveyed to Robert S. Hite, by Warranty Deed from Marianna R. Eilerman, Conservator/Guardian of Bobby G. Brown, of record in Instrument No. 20131205-0123955, in the Register's Office of Davidson County, Tennessee, dated November 22, 2013 and recorded on December 05, 2013

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 315 Honeyhill Ct, Nashville, TN 37217
(House Number) (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 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 my hand this 19th day of July, 2021

ROBERT S. HITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Hite, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2021.

Commission expires:



Notary Public