This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 784435 DEEDWARR
01/04/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,931.40
20220104-0001357

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $522,000.00.

Affiant

Subscribed and sworn before me this the 22 day of December, 2021.

Notary Public
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:
Tammer Khattab and Mollie Vigardt
2309 Dalebrook Ct
Nashville, TN 37206

Send Tax Bill to:
New Owner

Tax Information:
083-07-2F 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM A. MUNDY AS TRUSTEE OF THE 2309 DALEBROOK TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TAMMER KHATTAB AND MOLLIE VIGARDT, A MARRIED COUPLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Unit No. A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2309 Dalebrook Court, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201102-0127698, Register's Office for said County, and being shown on plat attached thereto as Exhibit A, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 2309 Dalebrook Trust, William A. Mundy as Trustee, by deed dated 10/22/2015, from Passion Place, LLC, William A. Mundy, Member, of record in Instrument No. 20151026-0108492, Register's Office for said County.

Also being a portion of the same property conveyed to Passion Place, LLC, by deed dated 06/25/2015, from William A. Mundy of record in Instrument No. 20150630-0062730, Register's Office for said County.

Also being a portion same of property conveyed to William A. Mundy by deed dated 09/29/1995, from Katherine L. Colson, married, of record in Book 9820, page 705, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2309 Dalebrook Ct, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WAM

Witness my hand this the 22 day of December, 2021.

2309 Dalebrook Trust

BY: _____
William A. Mundy, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William A. Mundy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, 2309 Dalebrook Trust, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the 2309 Dalebrook Trust by the said William A. Mundy as such TRUSTEE.

Witness my hand and official seal this 22 day of December, 2021.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/22/2021.

Date

Affiant Signature

12/29/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of December, 2021.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025