Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 797230 DEEDWARR
01/31/2022 09:39:48 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20220131-0010766

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 27th day of January, 2022.<br><br>Notary Public<br><br>My commission expires: 11/22/25 |

CARRIE BORDEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Saad Properties, LLC | New Owner(s) | 148-16-0-095.00 |
| 2400 Antioch Pike | | |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KINGDOM HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAAD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Commencing at a point in the Northerly R.O.W. margin of Antioch Pike and the Easterly margin of an 18 foot alley; thence South 69 degrees 30 minutes East 93.13 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike North 22 degrees 49 minutes 11 seconds East 160.0 feet to a point; thence North 9 degrees 17 minutes 23 seconds East 122.16 feet to a point; thence North 47 degrees 00 minutes 52 seconds East 50.25 feet to a point; thence South 37 degrees 10 minutes East 271.52 feet to a point; thence South 52 degrees 50 minutes West 71.00 feet to a point; thence North 37 degrees 10 minutes West 60.0 feet to a point; thence South 52 degrees 50 minutes West 179.35 feet to a point in the Northerly margin of Antioch Pike; thence with said margin North 69 degrees 30 minutes West 50.0 feet to the point of beginning, said tract containing 0.92 acres, more or less.

Subject to and including a 14 foot ingress and egress easement described as follows:

Commencing at a point in the Southwesterly corner of the above described tract, thence along the Northerly R.O.W. margin of Antioch Pike South 69 degrees 30 minutes East 14.0 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike North 22 degrees 49 minutes 11 seconds East 174.03 feet to a point; thence North 69 degrees 37 minutes 26 seconds West 126.57 feet to a point on the Southeasterly margin of an 18 foot alley; thence with said margin South 16 degrees 25 minutes East 14.0 feet to a point; thence

leaving said 18 foot alley South 69 degrees 37 minutes 26 seconds East 111.01 feet to a point; thence South 22 degrees 49 minutes West 160.0 feet to a point on the Northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike South 69 degrees 30 minutes East 14.0 to the point of beginning.

Being the same property conveyed to Kingdom Homes LLC, a Florida Limited Liability Company by Warranty deed from Mitchell D. Whitson of record in Instrument No. 20180703-0064739 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 03, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2400 Antioch Pike, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of January, 2022.

Kingdom Homes, LLC,
a Florida Limited Liability Company

By: _____
~~Luciana~~ Aliaga, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luciana Aliaga, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Kingdom Homes, LLC , a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2022.

_____
Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON