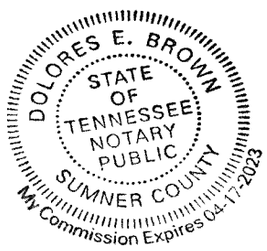
Karen Johnson Davidson County
Batch# 812428 DEEDWARR
02/28/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220228-0022435



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 2nd day of February, 2022.

Notary Public

My commission expires: 4/17/2023

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christiann Danielle Bacud	**LoanDepot.com, LLC**	**162 12 0B 093.00**
1345 Bell Rd, Unit 411	**26642 Towne Centre Dr.**	
Antioch, TN 37013	**Foothill Ranch, CA 92610**	

FOR AND IN 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, **Ammar Alkhuwaiter, a married man,**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christiann Danielle Bacud, a single woman** 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:

Property known as: 1345 Bell Rd, Unit 411, Antioch, TN 37013, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit No. 9A, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No. 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Ammar Alkhuwaiter, a married man, by Warranty Deed from Sharon Stewart, unmarried, dated 06/07/2017 filed and recorded 06/13/2017 of record in Instrument No. 20170613-0059029, in the Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 162 12 0B 093.00

The property described above has never been the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1345 Bell Rd, Unit 411, Antioch, TN 37013.

LTE File No.: 22-1011TN

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 in 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/our hand(s) this 2nd day of February, 2022.

Ammar Alkhuwaiter

STATE OF TENNESSEE
COUNTY OF Williamson

On this 2nd day of February, 2022, before me personally appeared **Ammar Alkhuwaiter**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of February, 2022.

Cheryl M Rodgers
Notary Public

11-20-2023
Commission Expiration:



Tennessee Certification of Electronic Document

I, Michelle Mitchell, 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 2/2/2022 (date of document).

Affiant Signature

2/16/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of February, 2022.

Notary's Signature

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

NOTARY SEAL

MY COMMISSION EXPIRES: 4/17/2023

202202280022435