This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 814786 **DEEDWARR**
03/03/2022 11:31:01 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220303-0024350

ADDRESS NEW OWNER:
Khalid Alsaad
3764 Faulkner Dr
Nashville, TN 37211

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 148
GROUP 01 0
PARCEL 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anchored Capital LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Khalid Alsaad, a married man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located 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. 112 on the Plan of Haywood Acres Subdivision, Section IV, of record in Book 2900, page 93, 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 Franklin Clay and wife Frances M. Clay on 7/9/1971 as referenced in Book 4518, page 856. Said Franklin Clay and wife Frances M. Clay having since divorced and property being solely vested to Franklin Clay. Said Franklin Clay having since died and estated being probated, and chain of title being reference in Affidavit in Furtherance of Title of record in Instrument No. 20220224-0021102, Register's Office of Davidson County, Tennessee.

And further conveyed to Anchored Capital, LLC by Substitute Trustee's Deed from Rumbling Waters Legal & Title Solutions, LLC, as Substitute Trustee, dated 12/03/2021 and filed of record in Instrument No. 20220111-0003521, Register's Office for Davidson County, Tennessee.

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Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Haywood Acres, of record in Book 2900, Page 93, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 224 Margo Lane, Nashville, Tennessee 37211.

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 Khalid Alsaad, a married man, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 28th day of February, 2022.

Anchored Capital LLC., a Tennessee Limited Liability Company

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Anchored Capital LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 28th day of February, 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

JESSICA ANN MORGAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me on this 28th day of February, 2022.

NOTARY PUBLIC
My Commission Expires: 3/25/25