WARRANTY DEED

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$375,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co,
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Colin Sam Wong	InterLinc Mortgage Services, LLC	107-09-0-041.00
(NAME)	(NAME)	
5 Claremont Ct.	5875 N. Sam Houston Pkwy. W, Suite 300	
(ADDRESS)	(ADDRESS)	
Millbrae, CA 94030	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213316

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, I/we, **Khalid Alsaad, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Colin Sam Wong, a 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:

Certain real property situate Davidson County, Tennessee, and described as follows:

Being Lot No. 86 on the plan of Patricia Heights, Section I, of record in Book 2331, pages 130 and 131 and amended in Book 2646, page 309, 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 Khalid Alsaad by Warranty Deed from Andrea L. Brakefield AKA Andrea L. Springall, dated February 3, 2021, and filed of record in Instrument No. 20210223-0022458, Register's Office for Davidson County, Tennessee.

Subject property was not the marital residence of the grantor.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2542, page 519, amended in Book 6045, page 421 and Book 6067, page 762 and extended in Book 6887, page 605, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 906 Patricia Drive, Nashville, TN 37217
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 814791 **DEEDWARR**
03/03/2022 11:34:50 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220303-0024359

Witness my hand this 28th day of February, 2022

Khalid Alsaad

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Khalid Alsaad, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of February, 2022.

Notary Public
My Commission Expires: 3/25/25

