Karen Johnson Davidson County
Batch# 825164 DEEDWARR
03/21/2022 08:50:09 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20220321-0031920

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Melody Campbell
Affiant

HILLARY D SECKMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me this 17th day of March, 2022.

Hillary D Seckman
Notary Public
My Commission Expires: 2-19-2024

File No.: 2022-281

Address of New Owner:	Send Tax Bills to:	Tax Information:
Guerrier Development, LLC	SAME AS NEW OWNER	
1115 Wilson Pike		071-10-0-097.01
Brentwood, TN 37027		

WARRANTY DEED

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

Wissam Alsadi, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Guerrier Development, LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being the Northerly 50 feet of Lots Numbers 38 and 39, on the Plan of Weakley & Dodd's Subdivision of Lot Number 17, in the Brooklyn Plan as of record in Book 57, Page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wissam Alsadi, a single man by Deed dated March 15, 2018 from Jake D. Cauley, recorded March 16, 2018, in Instrument Number 20180316-0025243, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property located at 512 Weakley Avenue, Nashville, TN 37207.

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 is 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 hands this 17th day of March, 2022.

Wissam Alsadi

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wissam Alsadi and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 17th day of March, 2022

Notary Public at Large

My Commission Expires: 2/20/2023.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY