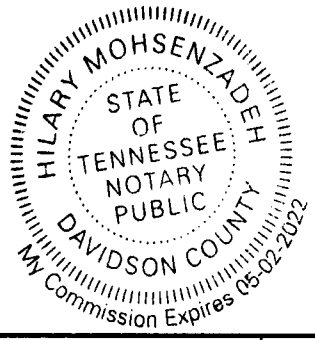
116269

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thu Thi Nguyen	Thu Thi Nguyen	147030B08800CO
(NAME)	(NAME)	
370 Wallace Rd., Unit C11	370 Wallace Rd., Unit C11	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 826721 **DEEDWARR**
03/23/2022 10:03:48 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220323-0033234

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Saleh Samir Hindieh and Maha A. Almasri, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thu Thi Nguyen,** 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:

Being a certain condominium situated in Davidson County, Tennessee, being Unit C-11 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, Page 502 and as amended in Book 7044, Page 209, Register's office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Saleh Samir Hindieh and Maha A. Almasri, husband and wife, by deed of record in Instrument No. 20140827-0078039, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 370 Wallace Rd., Unit C11, Nashville, TN 37211
(House Number) (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 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 21st day of March, 2022.

Saleh Samir Hindieh

Maha A. Almasri

State of Tennessee
County of Davidson

Personally appeared before me Saleh Samir Hindieh and Maha A. Almasri, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2022.

Notary Public

My Commission Expires: _____



File No.: 16269