Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Karen Johnson Davidson County
Batch# 852751 DEEDWARR
05/09/2022 03:43:57 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220509-0053074

Margaret H. Taylor

Ivey Title, LLC Ref: (DM) Title No.: 62495
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph Saoud 1719 Sweetbriar Avenue Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 11704007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tim Dibble and Rachel Dibble, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Saoud,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot Two Fifty-nine on the Plan of Belmont Land Company's Plan called "Belmont Heights" of record in Book 5190, page 272, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tim Dibble and Rachel Dibble, husband and wife, by Warranty Deed from Robert J. Regan, a single man, and Frederick S. Lawrence, married, dated October 6, 2017 and recorded on October 11, 2017, of record in Inst. No. 20171011-0104264, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5190, page 272, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; and Easement to the City of Nashville for storm sewer of record in Book 2096, page 392 and shown on Book 5190, page 272, said Register's Office.

This is improved property, known as 1719 Sweetbriar Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 2022.

Tim Dibble **Rachel Dibble**

State of Tennessee

County of Davidson

On this 28th day of April, 2022, before me the undersigned authority, personally appeared Tim Dibble and Rachel Dibble, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 26th day of April, 2022.

Notary

My Commission Expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY