Karen Johnson Davidson County
Batch# 879402 DEEDWARR
06/28/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20220628-0074249

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

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
Wissam Alsadi	Loan Depot	16207011300
(NAME)	(NAME)	
112 Robert Yoest Drive	26642 Towne Centre Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Fred L. Bowling Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wissam Alsadi,** a single 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:

LAND in Davidson County, Tennessee, being Lot No. 60 on the plan of Bess Estates, Section II, of record in Book 4675, page 5, Register's office for said County.

SAID Lot No. 60 fronts 75.89 feet on the easterly margin of Robert Yoest Drive and extends back 133.17 feet on the northerly line and 130.28 feet on the southerly line to a dead line in the rear, measuring 75.95 feet thereon.

Being the same property conveyed to Fred L. Bowling Jr., by deed of record in Book 5510, Page 495, 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 112 Robert Yoest Drive, Antioch, TN 37013
(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 24th day of June, 2022.

Fred L. Bowling Jr.

State of Tennessee
County of Davidson

Personally appeared before me Fred L. Bowling Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2022.

Notary Public
My Commission Expires: _____

File No.: 16396

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 24, 2022.

J. Carlton Drumwright

June 24, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 24, 2022.

Notary

My Commission Expires: 12/18/22

