268-22

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17883-MC

Karen Johnson Davidson County
Batch# 891485 DEEDWARR
07/20/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20220720-0083089

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Ashley Carnahan
Affiant

Subscribed and sworn to before me, this the 19th 18th day of July, 2022.

Teresa Taylor
Notary Public
My Commission Expires: 4-19-23

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Melanie HuiminWang Anderson and Troy Anderson<br>3038 High Rigger Drive<br>Nashville, TN 37217 | SWBC Mortgage Corp.<br>9311 San Pedro #100<br>San Antonio, TX 78216 | 150-02-0-279.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hany Khalil, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Melanie HuiminWang Anderson and Troy Anderson, wife and husband,** hereinafter called the Grantee(s), his/her/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. 102A on the Plan of Zone Lot Division, Lot 102-Harbor Gate, Section 2, Revised of record in Plat Book 6250, Page 33, as amended in Plat Book 8250, Page 592, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hany Khalil, unmarried by Quitclaim deed from Mina L. Khalil, unmarried of record in Instrument No. 20100610-0044961 Register's Office for Davidson County, Tennessee, dated June 03, 2010 and recorded on June 10, 2010. Further being the same property conveyed to Mina L. Khalil and Hany Khalil by Cash deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20060831-0107754 Register's Office for Davidson County, Tennessee, dated August 23, 2006 and recorded on August 31, 2006.

**This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.**

This is ☒ improved or ☐ unimproved property located at: **3038 High Rigger Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15 day of July, 2022.

GRANTOR:

Hany Khalil

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hany Khalil**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2022.

NEERAJA SANNIDHANAM
Notary Public, State of Texas
Comm. Expires 11-13-2025
Notary ID 131349192

Notary Public
My Commission expires: 11/13/2025



202207200083089

Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 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 July 1, 2021. Document Dated JULY 19, 2022.

Kimberly Minter

Affiant Signature

Dated 7/19/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 19TH day of JULY 2022.

Teresa Taylor

Notary Signature

My Commission Expires: 4-17-23

Notary's Seal (if on paper)

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY