This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 916997 DEEDWARR
09/15/2022 10:27:37 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220915-0102949

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, **WALTER G. CROSS, III AND MARGARET A. CROSS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAAD AL KARATI , MARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF GREENWOOD HILLS, SECTION 1, OF RECORD IN PLAT BOOK 3106, PAGE 37, RE-SUBDIVISION IN A PLAN OF RECORD IN PLAT BOOK 4470, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WALTER G. CROSS, III AND WIFE, MARGARET A. CROSS, BY WARRANTY DEED FROM DON COMSTOCK, A MARRIED MAN, DATED JANUARY 17, 2011, RECORDED JANUARY 19, 2011, OF RECORD IN INSTRUMENT NO. 20110119-0005144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 400 DAWN DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 8TH day of SEPTEMBER 2022.

Walter G Cross III by [illegible] AIF
WALTER G. CROSS, III
BY: WILLIAM KING, ATTORNEY-IN-FACT

Margaret A Cross by [illegible] AIF
MARGARET A. CROSS
BY: WILLIAM KING, ATTORNEY-IN-FACT

State of TENNESSEE
County of SUMNER

On this 8TH day of SEPTEMBER 2022, before me personally appeared WILLIAM KING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WALTER G. CROSS, III, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of WALTER G. CROSS, III, as Attorney in Fact.

DONE at offices in HENDERSONVILLE, TN, on this the 8TH day of SEPTEMBER 2022.

[illegible]
NOTARY PUBLIC
My commission expires: 4/23/24

Sondra Brown State of Tennessee Notary Public Davidson County

State of TENNESSEE
County of SUMNER

On this 8TH day of SEPTEMBER 2022, before me personally appeared WILLIAM KING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARGARET A. CROSS, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of MARGARET A. CROSS, as Attorney in Fact.

DONE at offices in HENDERSONVILLE, TN, on this the 8TH day of SEPTEMBER 2022.

[illegible]
NOTARY PUBLIC
My commission expires: 4/23/24

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

[illegible]
Affiant

Subscribed and sworn to before me, this the 8TH day of SEPTEMBER 2022.

Stephanie Woodall
NOTARY PUBLIC
My commission expires: _____

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Address New Owner(s) as follows:
SAAD AL KARATI
400 DAWN DRIVE
NASHVILLE, TN 37211

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 133-16-0/148.00