THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 928728 DEEDWARR
10/12/2022 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20221012-0111950

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Abbas Al Alaq 3019 Chelsea Way Nashville, TN 37013	Owner	150-03-0-321.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **S. A. Venture LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Abbas Al Alaq**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, **BEING Lot No. 84**, Zone Lot Division, Lots Nos. 83, 84, 89, 90, 94 & 101, Chelsea of Priest Lake. Section Two-B, of record in Plat Book 6250, Page 499, amended in Plat Book 6250, Page 766, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to S.A. Ventures, LLC by Warranty Deed from Rhonda Michelle Solomon and husband, Thomas Williams of record in Instrument number 20080626-0065756, dated June 23, 2008 and recorded on June 26, 2008, Register's Office for Davidson County, Tennessee.

This property commonly known as 3019 Chelsea Way, Nashville, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 10 **day of October, 2022:**

S. A. Venture LLC, a Tennessee Limited Liability Company

By: x Sybil Spaulding

Name: Sybil Spaulding

Title: Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sybil Spaulding, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Manager** of **S. A. Venture LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **S. A. Venture LLC** for the purposes therein contained.

Witness my hand and official seal on this the 10 day of October, **2022**:

NOTARY PUBLIC

My Commission Expires:

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$262,000.00**:

Jamekia Jones
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10 DAY Of October, 2022:

Notary Public

My Commission Expires:

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Certificate of Authenticity

I, Jameika Jones, 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 10/10/2022.

Date

Jameika Jones

Affiant Signature

10/12/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of October, 20 22.

Notary's Signature

My Commission Expires: _____

Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)