THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243646

Karen Johnson Davidson County
Batch# 992700 DEEDWARR
04/17/2023 10 32 37 AM 2 pgs
Fees $13 00 Taxes $8,140 00

20230417-0027809

Prepared By
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Thomas O'Bryan, Jr. and Alicia L. O'Bryan 1308 Duncanwood Court Nashville TN 37204	New Owner	Tax Parcel ID No. 131 08 0M 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Saoud and Isabel Cristina Saoud, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Thomas O'Bryan, Jr. and Alicia L. O'Bryan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Duncanwood, Phase II, of record in Plat at Instrument No. 20121018-0095689, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Saoud and Isabel Cristina Saoud, husband and wife, by Warranty Deed from Seth M. Argo and Lindsay C. Argo, husband and wife, of record in Instrument No. 20161018-0110008, in the Register's Office of Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, Phase II, as recorded in Instrument No. 20121018-0095689.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. W. Dillion & Co.'s Subdivision of Toney Sudekum's Farm, as recorded in Plat Book 421, Page 161.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 1424, Page 139.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121025-0098047.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20120402-0027411.

This is improved property located at 1308 Duncanwood Court Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2023.

Joseph Saoud

Isabel Cristina Saoud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Saoud and Isabel Cristina Saoud, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2023.

Notary Public

My Commission Expires:

