G #36527-5 Box #14

WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$615,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2023

Notary Public

My commission expires 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Khalid Al-saad	**Deephaven Mortgage, LLC**	**146-03-0-010-00**
3764 Faulkner Drive	**3530 Toringdon Way, Suite 300**	
Nashville, TN 37211	**Charlotte, NC 28277**	

Karen Johnson Davidson County
Batch# 1006915 **DEEDWARR**
05/24/2023 09 44 20 AM 2 pgs
Fees $13 00 Taxes $2,275 50

20230524-0039007

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary B. Guinn, a married man, and Lisa G. Sanders, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khalid Al-saad, a married 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

BEING Lot No. 1 on the Plan of Creighton Meadows Addition, as of record in Plat Book 3300, Page 90, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING all of the same property conveyed to J. Reed Guinn and wife, L. Faye Guinn by Deed dated January 9, 1967, from Hendley & Whiteside Builders, Inc., a Tennessee corporation, of record in Book 4092 Page 270, Register's Office for Davidson County, Tennessee. The said J. Reed Guinn being one and the same person as Jesse Reed Guinn died on August 17, 1991, leaving L. Faye Guinn as the surviving tenant by the entirety. The said L. Faye Guinn being one and the same person as Lestie Faye Guinn died on August 5, 2022. The said property was devised to Gary B. Guinn and Lisa G. Sanders, as tenants in common, pursuant to the Order of Probate for Muniment of Title to Real Property, of record in Probate No. 22P1872, Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), and of record in Instrument No. 20221031-0117072, Register's Office for Davidson County, Tennessee. The Last Will and Testament of Lestie Faye Guinn of record in Probate No. 22P1872 and of record in Instrument No. 20221031-0117073, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Plat Book 3300, Page 90, in the Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Restrictive Covenants contained in Book 3465, Page 196, Register's Office for Davidson County, Tennessee.

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and for the subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **701 Brindley Drive, Nashville, TN 37220**

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 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 hand(s) this **23rd** day of **May, 2023.**

Gary B. Guinn

Lisa G. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gary B. Guinn,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **May, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lisa G. Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **May, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON