RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-14972-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012512 DEEDWARR
06/08/2023 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230608-0043560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2023

NOTARY PUBLIC

My commission expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bader Alkaisi 439 Lazy Creek LN Nashville, TN 37211	Same address as new owner	161-13-0B-439-00 CO

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($525,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRIDGET ANNE SMITH AND ALEXANDER SMITH, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BADER ALKAISI, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 439, on the Final Plat of Creekside at Brentwood, a Horizontal Property Regime, as shown by plat appearing of record in Instrument No. 20090730-0071237, and established by the Master Deed of record in Instrument No. 20040702-0079260, as amended and restated in Instrument No. 20050204-0013611, and as further amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20210916-0124412, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Bridget Anne Smith and Alexander Smith, wife and husband from Bradley Calvert and Ann Calvert, husband and wife, by Warranty Deed dated 02/02/2021 and recorded 02/04/2021 in Instrument No. 20210204-0016095, Register's Office of said County.

Being the same property conveyed to Bradley Calvert and Ann Calvert, husband and wife from Steven L. Huntley and Roxann J. Huntley, husband and wife, by Warranty Deed dated 09/15/2014 and recorded 09/16/2014 in Instrument No. 20140916-0084763, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 439 Lazy Creek Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of June, 2023

GRANTOR(S)

Bridget Anne Smith
Bridget Anne Smith

Alexander Smith

STATE OF MN
COUNTY OF Hennepin

Personally appeared before me, a Notary Public, Bridget Anne Smith and Alexander Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of June 2023.

Notary Public

KARIN P MALEY
Notary Public
State of Minnesota
My Commission Expires
January 31, 2024

Karin P Maley
Printed Notary Name

My commission expires: 1/31/2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6-5-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-7-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** June **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

