Karen Johnson Davidson County
Batch# 1027917 DEEDWARR
07/18/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230718-0055358

WARRANTY DEED	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/26/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3699

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Emad Saba	**Movement Mortgage, LLC**	162-13-0-254.00
927 Ilawood Drive	8024 Calvin Hall Road	
Nashville, TN 37211	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nationwide Abstract, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emad Saba, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 60B, Zone Division, Lots 60-61 of Dreamland Estates Southeast, Section 2 of record in Plat Book 6900, Page 50, amending Plat Book 5200, Page 648, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description to the subject lot.

Being the same property conveyed to Nationwide Abstract, LLC, a New Jersey limited liability company by Warranty deed from Madeleine Atchley, an unmarried person of record in Instrument No. 20221102-0118145 Register's Office for Davidson County, Tennessee, dated October 25, 2022 and recorded on November 02, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 927 Ilawood Drive Nashville, TN 37211

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 in 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 hand on June 26, 2023.

Nationwide Abstract, LLC, a Limited Liability Company

By: Yosaif Oppen
Yosaif Oppen, Managing Member

STATE OF Texas

COUNTY OF collin

Before me, the undersigned, a Notary Public of said County and State, personally appeared by audio-visual communication Yosaif Oppen, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Nationwide Abstract LLC, the within named bargainor, a Tennessee limited liability company, and that Yosaif Oppen, as such President executed the foregoing instrument for the purposes therein contained.

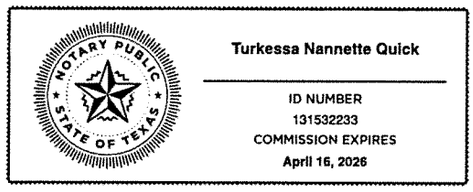
Witness my hand and official seal, this June 26, 2023.

Turkessa Nannette Quick Notary Public, State of Texas

Notary Public

Notarized online using audio-video communication

My Commission Expires: 04/16/2026



File #: 2023-3699

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 26, 2023.

J. Carlton Drumwright

June 26, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 26, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY