Karen Johnson Davidson County
Batch# 1037114 DEEDWARR
08/10/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20230810-0062169

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $418,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/03/2023. NOTARY PUBLIC MY COMMISSION EXPIRES

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3928

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kamal Saad	**United Wholesale Mortgage, LLC**	136-14-0-044.00
624 Lake Terrace Drive	PO Box 202028	
Nashville, TN 37217	Florence, SC 29502-2028	

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,

Magdy Mussa

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

Kamal Saad, a married man, as sole ownership

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. 44 on the Plan of Section 1, Castlegate of record in Plat Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anginetta E. Sherrill, an unmarried woman by Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20150615-0056169 Register's Office for Davidson County, Tennessee, dated May 7, 2015 and recorded on June 15, 2015.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Anginetta E. Sherrill, an unmarried woman NKA Anginetta E. Mallory, married of record in Instrument No. 20230403-0023715 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 3, 2023.

Being the same property conveyed to Magdy Mussa by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20230403-0023812 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 3, 2023.

The above described property was for investment purposes only and never having been the primary ressidence of the Grantor.

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.

(Value of consideration shown in aforementioned deed $169,900.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Anginetta E. Sherrill, an unmarried woman NKA Anginetta E. Mallory, married of record in Instrument No. 20230403-0023715 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 3, 2023. (Value of consideration shown in aforementioned deed $300,000.00.)

Being the same property conveyed to Magdy Mussa by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20230403-0023812 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 3, 2023. (Value of consideration shown in aforementioned deed $330,000.00.)

This is property known as 624 Lake Terrace Drive Nashville, TN 37217

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.

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(S) 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 GRANTEE(S), 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 8/1/23.

Magdy Mussa

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, a Notary Public of said County and State, Magdy Mussa, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 8/1/23.

ANDREA LEIGH STEINMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Andrea Steinman

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 August 3, 2023.

J. Carlton Drumwright

August 3, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 3, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY