Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1048758 **DEEDWARR**
09/12/2023 09 53 47 AM 2 pgs
Fees $13 00 Taxes $2,553 00

20230912-0071430

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $690,000 00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2023

Notary Public
My commission expires

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers.
Samuel Collier **Lisa Collier**	New Owner	**172140B10400CO**
1449 Wexford Downs Ln		
Nashville, TN 37211		

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

Khaled A Abdel-Kader, unmarried man

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

Samuel Collier and Lisa Collier, husband and wife

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

Land in Davidson County, Tennessee, being Lot No , 104, Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128, and 132-133, of record in Instrument No 20010313-0024106, as revised in Instrument No 20080122-0006550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Khaled A Abdel-Kader, a married man, by Warranty Deed from Shaun Connor and Amy Connor, husband and wife, dated August 18, 2017, of record in Instrument No 20170821-0085584, in the Register's Office for Davidson County, Tennessee Grantor is now an unmarried man Subject property was never the primary residence of said Grantors spouse

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Easement for Storm Water Detention of record in Book 11744, Page 254, said Register's Office

Quitclaim Deed for Open Space of record in Instrument No 20020515-0059529, said Register's Office

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (X) unimproved (____) property known as 1449 Wexford Downs Ln, 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, their heirs and assigns forever, and we do covenant with 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

_____ Date 09/07/2023
Khaled A Abdel-Kader

STATE OF Virginia

COUNTY OF Frederick

Personally appeared before me, a Notary Public of said County and State, Khaled A Abdel-Kader, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 7th day of September, 2023

_____
NOTARY PUBLIC

My Commission Expires 2/28/2026

JASMINE RAQUEL MATTON NOTARY PUBLIC REG. #7984149 MY COMMISSION EXPIRES 2/28/2026 COMMONWEALTH OF VIRGINIA