Karen Johnson Davidson County
Batch# 1087934 DEEDWARR
01/03/2024 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240103-0000638

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $520,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/29/2023 NOTARY PUBLIC MY COMMISSION EXPIRES

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4683

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Arsanios Saad	**JMAC Lending**	120-09-0-169-00
1316 Winthorne Drive	3200 Park Center Drive, Suite 350	
Nashville, TN 37217	Costa Mesa, CA 92626	

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,

Maged Saad, a single man

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

Arsanios Saad, married

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. 5D56, on the plan of Glengarry Park, Section 5D, of record in Plat Book 3600, Page 36, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mattie J. Donaldson by Warranty Deed from Steven O. Burney and wife, Marcella K. Burney, dated August 22, 1994 and recorded August 25, 1994 in Book 9445, Page 913, Register's Office of Davidson County, Tennessee.

Mattie J. Donaldson, having died intestate on April 26, 2021, her interest in said property vesting in her heirs at law: Romana Donaldson Carney and Cheryl Donaldson, as shown by Affidavit of Heirship in Instrument No. 20220331-0037393, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Financial LLC by Warranty Deed from Ramona Donaldson Carney, unmarried, and Cheryl Donaldson, single, of record as Instrument Number 20231019-0082180, Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 19, 2023.

Being the same property conveyed to Maged Saad, a single man, by Warranty Deed from MUSIC CITY FINANCIAL LLC of record as Instrument Number 20231019-0082181, Register's Office for Davidson County, Tennessee, dated October 19, 2023 and recorded on October 19, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 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 1316 Winthorne Drive Nashville, TN 37217

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 December 29, 2023.

Maged Saad

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maged Saad, 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, this December 29, 2023.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2023-4683

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 December 29, 2023.

J. Carlton Drumwright

December 29, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 29, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY