Name and Address of New Owner:
Kamal Saad
3285 Towne Village Road
Nashville, TN 37013

Send Tax Bills To:
Kamal Saad
3285 Towne Village Road
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 1099205 DEEDWARR
02/08/2024 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20240208-0008984

This Instrument Prepared By:
Mike Garliauskas
Modern Approach Title
239 Veterans Parkway
Murfreesboro, TN 37129

Map & Parcel No: 150 07 0 366.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maged Saad**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kamal Saad, A Married Man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Towne Village of the Country, Section Four-A, of record in Plat Book 6250, page 20 and 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Barbara Smiley Swindell, f/k/a Barbara Smiley and husband, Jerry Swindell, and Reginald Weakley to Hattie Driver, an unmarried woman, recorded June 24, 2005, as Instrument No. 20050624-0072996 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $129,900.00.

BEING the same property conveyed by Warranty Deed from Hattie Driver, single to Music City Holdings LLC, a Texas Limited Liability Company, recorded September 7, 2023, as Instrument No. 20230907-0070359 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $220,000.00.

BEING the same property conveyed by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company to Maged Saad, recorded September 8, 2023, as Instrument No. 20230908-0070647 in Davidson County, Tennessee Register of Deeds.

Consideration for conveyance in the amount of $301,601.00.

Commonly Known As: 3285 Towne Village Road, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2023.

_____(SEAL)
Maged Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2023, before me personally appeared Maged Saad, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2023.



Tanya Stafford
Notary Signature
My commission expires: 2-14-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maged Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2023.

Tanya Stafford
Notary Signature
My commission expires: 2-14-2024



Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 12/22/2023 (date of document).

Melissa Edelen
Affiant Signature

2/7/2024
Date

State of Michigan
County of Wayne

Sworn to and subscribed before me this 7 day of February, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne