This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22339-RR

Karen Johnson Davidson County
Batch# 1109472 DEEDWARR
03/11/2024 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240311-0016577

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2024.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phuoc Vinh Phan 4303B Dale Avenue Nashville, TN 37204	New Owner	142-15-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wail Elkhatib AKA Wael Elkhatib, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phuoc Vinh Phan, a married man,** hereinafter called the Grantee(s), his/her/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. 99, on the Plan of Harpeth Valley Park, Section 1, as of record in Plat Book 3600, Pages 93 and 94, Register's Office for said County.

Fronts 91.2 Feet on the Northerly side of Harpteth Bend Drive and extends back 196.2 feet on the Easterly line and 195.5 feet on the Westerly line to a dead line measuring 88.4 feet thereon.

(Plat Book 3600 erroneously referred to as Plat Book 36000 in prior documents of record)

Being the same property conveyed to Wael Elkhatib by Warranty Deed from Janet R. Waters of record in Instrument No. 20050616-0068824 Register's Office for Davidson County, Tennessee, dated June 09, 2005 and recorded on June 16, 2005.
** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **618 Harpeth Bend Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2024.

GRANTOR:

Wail Elkhatib AKA Wael Elkhatib

STATE OF TENNESSEE
COUNTY OF ~~[redacted]~~ Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wail Elkhatib AKA Wael Elkhatib, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 3/8/2024.

Rozalind Ruth
Affiant Signature

3/11/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of March, 2024.

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

