WARRANTY DEED

Karen Johnson Davidson County
Batch# 1115941 DEEDWARR
03/27/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20240327-0021334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/2/25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
File No.: 24-0165

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maged Saad	212 Loans LLC	Map: 1200628
(NAME) 1329 Saturn Drive	(NAME) 308 W. Parkwood Ave #108A	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Friendswood, TX 77546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROGER COSTA AND WIFE, CAROLE COSTA,

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

MAGED SAAD, A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract land in Davidson County, Tennessee and described as follows, to wit:

Being Lot No. 145 on the map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 begins at a point in the southerly margin of Saturn Drive at the common corner of Lots Nos. 145 and 146; thence with the line between said lots southeasterly 210.7 feet to the line of Lot No. 144; thence with the line between lots Nos. 144 and 145 Northeasterly 80.9 feet to the margin of

McGavock Pike; thence with the margin of same northerly 177.2 feet to the beginning of a curve, thence around said curve northwesterly 39.3 feet to the margin of Saturn Drive and continuing with the margin of Saturn Drive, southwesterly around a slight curve 146.7 feet to a point; and continuing with the margin of said drive southwesterly 35.3 feet to the point of beginning.

Being the same property conveyed to Roger Costa and wife, Carole Costa, by deed from Mary Frances Arnold n/k/a Mary Frances Arnold Sartorius, a married woman, of record in Instrument No. 20060718-0086635, dated July 13, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees.

Prepared by information furnished by the parties hereto without the benefit of a title examination.

unimproved ☐
This is improved ☒ property, known as 1329 Saturn Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 25th day of March, 2024.

Roger Costa
Roger Costa

Carole Costa
Carole Costa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Costa and Carole Costa, 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 and official seal this, 25th day of March, 2024.

My Commission Expires: 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 March 25, 2024.

J. Carlton Drumwright

March 25, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 25, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY