WARRANTY DEED

Karen Johnson Davidson County
Batch # 1130728 DEEDWARR
05/03/2024 01:20:21 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20240503-0032709

B-TO-24-3019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hussain Soud	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**150-03-0-321.00**
3019 Chelsea Way	**PO Box 202028**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Florence, SC 29502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ABBAS AL ALAQ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUSSAIN SOUD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 84-B on the Plan of Zone Lot Division, Lots 83, 84, 89, 90, 94 & 101, Chelsea of Priest Lake, Section Two-B, of record in Plat Book 6250, Page 766, a revision a Plat Book 6250, Page 449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to S.A. Ventures, LLC by Warranty Deed from Rhonda Michelle Solomon and husband, Thomas Williams of record in Instrument No. 20080626-0065756 Register's Office for Davidson County, Tennessee, dated June 23, 2008 and recorded on June 26, 2008.

Being the same property conveyed to Abbas Al Alaq by Warranty Deed from S. A. Venture LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221012-0111950 Register's Office for Davidson County, Tennessee, dated October 10, 2022 and recorded on October 12, 2022. Scrivener's Affidavit of record in Instrument No. 20240328-0021775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 766, a revision of Plat Book 6250, Page 449, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6250, Page 766, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6213, Page 806 (for Section One-A) and Book 6298, Page 539 (for Section One-B), in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3019 Chelsea Way, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1 DAY OF MAY, 2024.

Abbas Al Alaq

Ghofran Alsegh

Ghofran Alsegh, spouse of Abbas Al Alaq, hereby joins in this conveyance and does transfer and convey any and all marital interest Ghofran Alsegh may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABBAS AL ALAQ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GHOFRAN ALSEGH, the within named bargainor, 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 the 1st of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON C
My Commission Exp

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212