Karen Johnson Davidson County
Batch# 1136300 DEEDWARR
05/17/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240517-0036753

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00 Kamal Saad AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/16/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/25

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
Suite 160
Brentwood, TN 37027
file # 2024-11007-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kamal Saad	**Plains Commerce Bank**	133-11-0-165-00
3809 Valley Ridge Drive	3905 W 49th St., 2nd FL	
Nashville, TN 37211	Sioux Falls, SD 57106	

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 Emad Kamal Saad, an unmarried man

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

Kamal Saad, a married man

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. 212 on the Plan of Section Two Valley View Meadows of record in Plat Book 3600, Page 60, 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 Dorothy Smith by Warranty Deed from Michael E. Tabers, unmarried of record in Book 8963, page 147, Register's Office for Davidson County, Tennessee, dated May 27, 1993 and recorded on May 28, 1993.

Being the same property conveyed to Petra Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dorothy Smith, unmarried of record in Instrument No. 20240221-0011822 Register's Office for Davidson County, Tennessee, dated February 15, 2024 and recorded on February 21, 2024.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty Deed from Petra Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240223-0012611 Register's Office for Davidson County, Tennessee, dated February 21, 2024 and recorded on February 23, 2024.

Being the same property conveyed to Maged Emad Kamal Saad by Special Warranty Deed from Music City Holdings LLC, a Texas Limited Liability Company of record in Instrument No. 20240304-0014690 Register's Office for Davidson County, Tennessee, dated February 21, 2024 and recorded on March 04, 2024.

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 3809 Valley Ridge Drive Nashville, TN 37211

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 May 16, 2024.

Maged Emad Kamal Saad

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Maged Emad Kamal 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 May 16, 2024.

Notary Public

My Commission Expires: 3/2/25

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

File #: 2024-11007-NASH

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 May 16, 2024.

J. Carlton Drumwright

May 16, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 16, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY