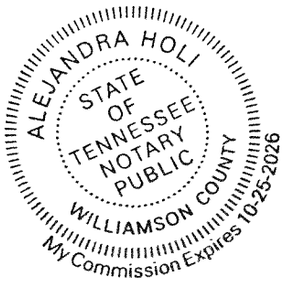
Karen Johnson Davidson County
Batch# 1143882 DEEDWARR
06/06/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240606-0042328



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me, this 30 day of May, 2024.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sarmad Laak **Manal Khdher**		**073080A13700CO**
1209 Bluffglen Ct		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lynn Thi Bui and Vu Thanh Ho, tenants in common with rights of survivorship

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

Sarmad Laak and Manal Khder, a married couple

HEREINAFTER CALLED THE GRANTEES, 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. 119, Final Plat of Section Four, Deer Valley, Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20061012-0126729, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lynn Thi Bui and Vu Thanh Ho, tenants in common with right of survivorship, by Quitclaim Deed from Lynn Bui, Lan Nguyen, and Khoa Bui, dated September 17, 2020, of record in Instrument No. 20200918-0107241, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1209 Bluffglen Ct, Antioch, TN 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 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 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.

_____ Date: 5/30/24
Lynn Thi Bui

_____ Date: 5/30/24
Vu Thanh Ho

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lynn Thi Bui and Vu Thanh Ho, the within named Grantor(s), 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, at office, this 30th day of May 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 **05/30/2024**.

Kimberly Hollingshead, Esq.

29th May, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of May, 2024.

Notary Signature

My Commission Expires: 1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY