Karen Johnson Davidson County
Batch# 1157459 DEEDWARR
07/12/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240712-0052582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/10/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06-24-25

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-11523-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kevin Hudson and Patsy Benjamin	**AmeriSave Mortgage Corporation**	120-06-0-028.00
1329 Saturn Drive	3525 Piedmont Road Northeast, 8 Piedmont Center, Suite 600	
Nashville, TN 37217	Atlanta, GA 30305	

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 Saad, a single person**~~

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

Kevin Hudson, unmarried and Patsy Benjamin, unmarried as joint tenants with right of survivorship

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:

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 Warranty Deed from Mary Frances Arnold, having since married and is now known as Mary Frances Arnold Sartorius, a married woman of record in Instrument No. 20060718-0086635 Register's Office for Davidson County, Tennessee, dated July 13, 2006 and recorded on July 18, 2006.

Being the same property conveyed to Maged Saad, a single person by Warranty Deed from Roger Costa and wife, Carole Costa of record in Instrument No. 20240327-0021334 Register's Office for Davidson County, Tennessee, dated March 25, 2024 and recorded on March 27, 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 1329 Saturn Drive Nashville, TN 37217

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 July 10, 2024.

Maged Saad

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Maged 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 July 10, 2024.

Notary Public

My Commission Expires: 06.24.25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File #: 2024-11523-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 July 10, 2024.

J. Carlton Drumwright

July 10, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 10, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY