Karen Johnson Davidson County
Batch# 1172275 DEEDWARR
08/20/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240820-0063851

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nghia V. Phan	EMET Mortgage	148-1-A-2.00
(NAME)	(NAME)	
224 B Margo Lane	2601 Saturn St., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brea, CA 92821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241421

For and 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 acknowledged, I/we, **Khalid Alsaad, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Nghia V. Phan, a married man as his sole and separate property**, 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. :

Certain real property situate in the 5th Civil District of Davidson County, Tennessee, and described as follows:

Being Unit B of the Homes at 224 Margo Lane, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 224 Margo Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220503-0051448; amended in Instrument No. 20220714-0080867, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 224 Margo Lane, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20220503-0051448; amended in instrument No. 20220714-0080867, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference, and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING a portion of the same property conveyed to Khalid Alsaad, a married man, by Warranty Deed from Anchored Capital, LLC, dated 02/28/2022 and filed of record in Instrument No. 20220303-0024350, Register's Office for Davidson County, Tennessee.

Subject property was not the marital residence of the Grantor.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Homes at 224 Margo Lane and filed of record in Instrument No. 20220503-0051448 and amended in Instrument No. 20220714-0080867, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 224 B Margo Lane, Nashville, TN 37211
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this ~~20th~~ 15th day of August, 2024

Khalid Alsaad

Khalid Alsaad

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Khalid Alsaad, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~20th~~ 15th of August, 2024.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/15/24 (date of document).

Jennifer Russell
Affiant Signature

8/19/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

