Karen Johnson Davidson County
Batch# 1174464 DEEDWARR
08/26/2024 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240826-0065391

Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Dr #103
Murfreesboro, TN 37129
File No: BOR24316

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of August, 2024

Notary Public
My Commission Expires: 06-24-25

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Emad Saba 210 Lucky Drive Nashville, TN 37211	First American Mortgage Solutions 1795 International Way Idaho Falls, ID 83402	Map/parcel: 148-01-0-035.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

John C. Jones, III, a married man

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

Emad Saba, a married man

HEREINAFTER CALLED THE GRANTEE(S), his 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 and being all of Lot No. 219, HILLBROOK, Section 2, as appearing of record in Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Said Lot fronts 74 feet on the north side of Lucky Drive and extends back 149.2 feet on the west line and 134.4 feet on the east line, to a dead line on which it measures 73.4 feet.

Being the same property conveyed to John C. Jones, III, a married man by Warranty Deed from John T. Dowd and wife, Lynda Sue Dowd, dated 4/5/2024 and filed for record in Instrument No. 20240410-0025436, in the Register's Office for Davidson County, Tennessee. This property was not a martial residence and as such is not subject to any homestead, dower, or other martial interest as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

<u>This is improved property known as: 210 Lucky Drive, Nashville, TN 37211</u>

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of August, 2024.

John C. Jones, III

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **John C. Jones, III**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2024.

Notary Public

My Commission Expires: 12-19-2026

SHEA MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 August 22, 2024.

J. Carlton Drumwright

August 22, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 22, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY