Karen Johnson Davidson County
Batch# 1306056 DEEDWARR
08/05/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250805-0061997

**WARRANTY DEED**

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

**Valuation Affidavit**: I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$550,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this July 31, 2025.

Notary Public

Comm. Exp: 2/26/29

This Instrument Was Prepared By:

TLC CLOSING

*West Tennessee*
902 S. Cooper St.
Memphis, TN 38104
(901) 545-5225

*East Tennessee*
2701 Kingston Pike
Knoxville, TN 37919
(865) 637-3531

*Manchester*
532 Hillsboro Blvd.
Manchester, TN 37355

*Murfreesboro*
108 N Spring Street
Murfreesboro, TN 37130
(615) 234-3476

*Tullahoma*
2104 N Jackson St
Tullahoma, TN 37388

| Owner Name and Address: | Property Address: | Send Tax Bills To: |
|---|---|---|
| Sami Aldailami<br>712 Sugar Mill Trl<br>Nashville, TN 37211-8613 | 712 Sugar Mill Trl<br>Nashville, TN 37211 | Kind Lending, LLC<br>4 Hutton Centre Dr. #1000<br>Santa Ana, CA 92707 |

Tax Parcel ID Number: 181-01-0B-032.00-CO

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Michael L Jarratt and Karen N Jarratt, married** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Sami Aldailami** a married person ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 171 on the Plan of Sugar Valley, Section 1 Addition, Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument Number 20030708-0093537, Register's of Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Michael L. Jarratt and Karen N. Jarratt, husband and wife by Warranty Deed of record at Instrument No. 20040504-0050765, dated 04/27/2004 and recorded 05/04/2004, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective July 31, 2025.

Michael L Jarratt

Karen N Jarratt

STATE OF Tennessee
COUNTY OF Davidson

On this 25th day of July, 2025, before me personally appeared Michael L Jarratt and Karen N Jarratt, to me known (or proved on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 25th day of July, 2025.

Notary Public

My Commission Expires: 9-18-27

(SEAL)

SALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**Return To**:
Closed Title
2260 Murfreesboro Pike
Nashville, TN 37217

# 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 4, 2025.

J. Carlton Drumwright

August 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY