WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 293,521.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 20 19.

Notary Public
COMMISSION EXPIRES: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 323270 DEEDWARR
12/02/2019 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,086.03
20191202-0123954

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wahidi Construction, LLC	New owner	102-04-0-194
(NAME)	(NAME)	
412 Mercomatic Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Virginia Tomes Maxwell and Jeremy Tomes, individually and as Co-Executors of the Estate of Carl E. Tomes, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wahidi Construction, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 763 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, Pages 67 and 68.

Said Lot No. 763 fronts 86.00 feet on the northeasterly side of Mercomatic Drive and extends back 164.7 feet on the northwesterly line and 166 feet on the southeasterly line to a line in the rear on which it measures 53.50 feet.

Being the same property conveyed to Bonnie J. Tomes and husband, Carl E. Tomes, by Limited Warranty Deed from Dorothy Tomes St. John, individually and as Trustee for The Carl Tomes Trust, for record in 8838, Page 857, in the Register's Office of Davidson County, Tennessee, dated January 8, 1993 and recorded on January 12, 1993. Bonnie J. Tomes died on 1/8/2010, leaving Carl E. Tomes as the surviving tenant by the entirety. Carl E. Tomes died on 6/18/2018, leaving a will stating that All realty is part of my probate estate and shall be treated as personalty for administration purposes. Said will has been admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket # 18P1295. Jeremy Tomes and Virginia Tomes Maxwell were appointed as Co-Executors of the Estate of Carl E. Tomes.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 412 Mercomatic Dr (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (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. successors 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 is 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, successors 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 our hands this 2nd day of December, 2019.

Virginia Tomes Maxwell, individually,
and as Co-Executor of the Estate of
Carl E. Tomes, deceased

Jeremy Tomes, individually and as
Co-Executor of the Estate of Carl E.
Tomes, deceased

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Virginia Tomes Maxwell and and Jeremy Tomes, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the duly appointed and acting Co-Executors of the Estate of Carl E. Tomes, deceased, and in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so in their individual capacities and also in their official capacities as Co-Executors of said estate, being duly authorized so to do, as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2019.

Notary Public

Commission Expires: 02/10/2021

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

201912020123954

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

