WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8623-RR

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/3/2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wahidi Construction, LLC	Volunteer State Bank	
(NAME) 713 Woodmere Drive	(NAME) 101 Hwy 52 West	119-05-0-084.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Portland, TN 37148	
(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, WE, **HAP STOKES, MARRIED, ULYSSES STOKES, UNMARRIED, AND TINA BAGGETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WAHIDI CONSTRUCTION, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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, being Lot No. 106, SUBDIVISION OF LOT NOS. 3 AND 4 AND PART OF LOT NOS. 5 AND 6 CUMBERLAND NURSERIES, as shown on plat of record in Book 332, Page 148, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 106 fronts 50 feet on the southerly side of Peachtree Street and runs back 153.2 feet on the westerly line and 152.6 feet on the easterly line to an alley, and measures 50 feet thereon.

Being the same property conveyed to Happy C. Stokes and wife, Mary Lucille Stokes, by Warranty Deed from Annie M. Meador, Sam A. Hall, Jr., Catherine L. Mullins, Clara T. Miller, and Mary Lucille Stokes, of record in Book 3577, Page 31, in the Register's Office of Davidson County, Tennessee, dated July 11, 1963 and recorded on July 18, 1963.

Being the same property conveyed to Mary Lucille Stokes, unmarried, by Quitclaim Deed from Happy C. Stokes and Mary Lucille Stokes, of record in Book 6152, Page 603, in the Register's Office of Davidson County, Tennessee, dated October 6, 1983 and recorded on October 6, 1983. Mary Lucille Stokes died intestate on December 18, 2019 leaving Hap Stokes, Ulysses Stokes and Tina Baggett as her sole Heirs at Law pursuant to Probate Docket No. 20P288, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Affidavit of Heirship being recorded simultaneously herewith.

This was never the marital residence for Hap Stokes.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 470941 DEEDWARR
09/04/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20200904-0101440

202009040101440

unimproved
This is improved x property, known as 109 Peachtree Street, Nashville, TN 37209

(House Number) (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 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 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 this 4th day of September, 2020

HAP STOKES

ULYSSES STOKES

TINA BAGGETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hap Stokes, Ulysses Stokes, and Tina Baggett, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

202009040101440

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM