This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9220-DJ

Karen Johnson Davidson County
Batch# 499451 DEEDWARR
10/20/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,933.25
20201020-0122307

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $522,500.00.

Milissa Lorew
Affiant

Subscribed and sworn to before me, this the 16th day of October, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
My Commission Expires: 4-17-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Louis and Naritchaya Louis 2225 Foster Ave Nashville, TN 37210	New Owner	119-01-0-236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wahidi Construction, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven Louis and Naritchaya Louis, husband and wife**, hereinafter called the Grantee(s), his/her/their 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, being Lot No. 169, on the Map of Overhill City and W. H. Fox's Subdivision of Block No. 14 (and other Blocks) of Cumberland Nurseries Subdivision, of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company by Warranty Deed from Pamela Smith f/k/a Pamela D. Daniels, an unmarried woman, dated December 18, 2019, recorded December 19, 2019, of record in Instrument No. 20191219-0130966, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Pamela D. Daniels, unmarried by Warranty Deed from Jeff Brown, unmarried, dated May 21, 1999, recorded June 1, 1999, of record in Book 11501, page 619, said Register's Office.

This is improved property located at: **2225 Foster Avenue, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Property taxes for 2020 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of October, 2020.

GRANTOR:

Wahidi Construction, L.L.C.,
a Tennessee limited liability company

By: _____
Ahmad T. Wahidi, Chief ~~Manager~~

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ahmad T. Wahidi, Chief Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Chief Manager of Wahidi Construction, L.L.C., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of October, 2020.

_____
Notary Public
My Commission expires: _____



True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

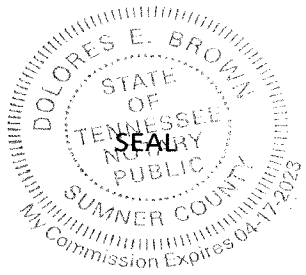
Fancy Behme

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dolores E. Brown
My Commission Expires: 4-17-2023



SEAL