WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11739-DS

Karen Johnson Davidson County
Batch# 632812 DEEDWARR
05/10/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210510-0062841

WARRANTY DEED

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

NAME & ADDRESS OF NEW OWNER: Wahidi Construction LLC	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	09206063200
713 Woodmere Drive (ADDRESS)	(ADDRESS)	
Nashville TN 37217 (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, **Jeannette M. Laster, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Wahidi Construction LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 37, G.V. Ashcraft's Subdivision of Lot No. 11, Boyd McNairy Plan of Lots, according to survey and plat of same appearing of record in Plat Book 57, page 59 (erroneously referenced as Book 67, page 59 in prior deed), in the Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 35 feet on the northerly side of Prospect Street, now Batavia Street, and runs back between parallel lines 104 feet to an alley.

Being the same property conveyed to Jeannette M. Laster, by virtue of that certain Quit Claim Deed dated May 2, 2011, and being of record at Instrument No. 20110512-0036522 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2428 Batavia St. Nashville, TN 37208
(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 7th day of May, 2021.

Jeannette M. Laster

Jeannette M. Laster

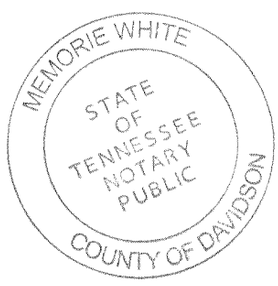
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeannette M. Laster** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of May, 2021.

Notary Public

My Commission Expires: 7.5.2021



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: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM