BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13984-DJ

Karen Johnson Davidson County
Batch# 738184 DEEDWARR
10/18/2021 10:54:36 AM 2 pgs
Fees: $13.00 Taxes: $3,215.30

20211018-0139477

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $869,000.00.

Affiant

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

Subscribed and sworn to before me, this the 12th day of October, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Judith Esquival, David G. Evenson, and Joann Evenson 618 S. 13th St. Nashville, TN 37206	New American Funding 14511 Myford Rd., #100 Tustin, CA 92780	094-01-0-076.00

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 LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David G. Evenson, unmarried, Judith Nora Fisher Esquivel, unmarried, and Joann Evenson, unmarried, joint tenants with the right of survivorship**, hereinafter called the Grantees, 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. 203, on the Plan of Payne, Blakemore and Cumming Addition (Amended plan of Lots Lying between 12th and 13th Streets, of record in Book 57, page 81, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wahidi Construction, LLC by Warranty Deed from Billy Joe Johns, sole heir at law of Bessie V. Johns, deceased, dated August 29, 2019, recorded September 9, 2019, of record in Instrument No. 20190909-0090686, Register's Office for Davidson County, Tennessee.

This is improved property located at: **618 South 13th Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2022 and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the with the Grantees 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 12th day of October, 2021.

GRANTOR:

Wahidi Construction LLC, 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 LLC, 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 12th day of October, 2021.



_____
Notary Public
My Commission expires: 3-1-2023