This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16093-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2022.

Notary Public
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Karen Johnson Davidson County
Batch# 823538 DEEDWARR
03/17/2022 09:30:28 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220317-0031023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ahmad Seddiqee 117 Stream Valley Blvd Franklin TN 37064	New Owner	133-08-187.00

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, I/we, **Corey Lavinder, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ahmad F. Seddiqee, a married man**, 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 all of Lot No. 72, Phase II, Valley View Terrace, according to survey and plat of same appearing of record in Plat Book 5200, page 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Corey Lavinder by Warranty Deed from Nelson R. Santos, Jr., single, dated December 3, 2021, recorded December 23, 2021, of record in Instrument No. 20211223-0170141, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **609 Cathy Jo Court, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 15th day of March, 2022.

GRANTOR:

Corey Lavinder

STATE OF FLORIDA
COUNTY OF Bay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Corey Lavinder, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2022.

CATRINA L. CARROLL
State of Florida - Notary Public
Commission # HH 78551
My Commission Expires April 28, 2025

Notary Public
My Commission expires: 4/28/2025