This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17222-DJ

Karen Johnson Davidson County
Batch# 862211 DEEDWARR
05/25/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220525-0060507

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-1-2024

Subscribed and sworn to before me, this the 18th day of May, 2022.

Notary Public
My Commission Expires: 5-1-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wahidi Construction, L.L.C. 713 Woodmere Drive Nashville TN 37217	New Owner	102-04-0-195

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, we, **Joe T. Polk and wife, Tiny W. Polk**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wahidi Construction, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 764 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for said County, described as follows:

Said Lot No. 764 fronts 80.53 feet on the northeasterly side of Mercomatic Drive and extends back 151.7 feet on the northwesterly line and 164.7 feet on the southeasterly line, to an irregular line in the rear on which it measures 65.80 feet.

Being the same property conveyed to Joe T. Polk and wife, Tiny W. Polk by Deed dated January 25, 1967 and recorded in Book 4097, page 94, Register's Office for Davidson County, Tennessee.

This is improved property located at: **416 Mercomatic Drive, Nashville, TN 37209**

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 18th day of May, 2022.

GRANTOR:

Joe T. Polk

Tiny W. Polk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe T. Polk and Tiny W. Polk, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of May, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202205250060507

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 05/18/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/18/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 **day of** May, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM