Karen Johnson Davidson County
Batch# 928144 DEEDWARR
10/11/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20221011-0111654

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16738-DJ

STATE OF TENNESSEE
COUNTY OF Williamson

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

The actual consideration or value, whichever is greater, for this transfer is $849,900.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2022.

Notary Public
My Commission Expires: 02-01-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Warren Franzetti and Monica Trainor 6531 Mercomatic Court Nashville TN 37209	Legacy Home Loans 1035 Stearman Dr. Suite 6 White House TN 37188	102-04-0E-002-00

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 L.L.C., a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Warren Franzetti, an unmarried man, and Monica Trainor, an unmarried woman***, 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:

* joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Unit No. 6529B on the Plan of Holton Townhomes Corporation, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200114-0005153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wahidi Construction, LLC, a Tennessee limited liability company, by deed from Nina C. Holton and Nicholas Holton, wife and husband, of record in Instrument No. 20200715-0077434, Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

This is improved property located at: **6531 Mercomatic Court, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Taxes for the year 2022 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 11th day of October, 2022.

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 11th day of October, 2022.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

202210110111654

Tennessee Certification of Electronic Document

I, Patricia Nicks 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-11-2022 (date of document).

Affiant Signature

10-11-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

