WHEN RECORDED RETURN TO
Midtown Title LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18707-DD

WARRANTY DEED

Karen Johnson Davidson County
Batch# 945451 DEEDWARR
11/29/2022 11:25:30 AM 6 pgs
Fees: $33.00 Taxes: $610.50
20221129-0125110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2022080156

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wahidi Construction LLC		
(NAME) 713 Woodmere Dr	(NAME) New Owner	092-06-0-633.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 Dollars ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Hazel Augusta Suggs Burley, Kendra Suggs Richardson, Tamarah Suggs Daniel and Reginald Suggs and Joseph E. Suggs III, as heirs at law of Mabel A. Hemphill Suggs, and Viola Burley Leak, Administrator of Estate of Evelyn Jolette Suggs**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee as follows:

Situated in the 13th Civil District of said county and known as Lot No. (38) Thirty Eight in G.W. Ashcraft's Sub-Division of Lot No. 11 in the Boyd McNairy Tract as of record in Book No. 57 Page 59 Register's Office of Davidson County, said lot fronts 35 feet on the north side of Prospect Street and runs back between parallel lines 104 feet to an alley in the rear, also a certain tract or

parcel of land in Davidson County State of Tennessee as follows: Situated in the 13th Civil District, and being twenty (20) feet off the west side of Lot No. 39, said parcel of land fronting 20 feet on the north side of Prospect Street (now Batavia Street) and running back at right angles thereto northwardly between parallel lines 104 feet to an alley in the rear.

Being the same property conveyed to Mabel A. Hemphill by Warranty Deed from Aaron H. Hemphill, of record in Book 542, Pages 1-2, Register's Office of Davidson County, Tennessee, dated September 30, 1919 and recorded on November 3, 1919. The said Mabel A. Hemphill Suggs died on January 1, 1999 leaving Hazel Augusta Suggs Burley, Leo Donald Suggs, Evelyn Jolette Suggs, Tamarah Suggs Daniel, Reginald Suggs and Joseph Edward Suggs, III as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221290125104, Register's Office for Davidson County, Tennessee. Joseph E. Suggs, Jr. having predeceased Mabel A. Hemphill Suggs on July 3, 1977 leaving Tamarah Suggs Daniel, Reginald Suggs and Joseph Edward Suggs, III as his heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221290125105 Register's Office for Davidson County, Tennessee. The said Leo Donald Suggs having since died on October 8, 2021 leaving Dorothy Marie Suggs and Kendra Suggs Richardson as his heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221290125106, Register's Office for Davidson County, Tennessee. The said Dorothy Marie Suggs having since died on July 14, 2022 leaving Kendra Suggs Richards as her sole heir-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221290125107, Register's Office for Davidson County, Tennessee. The said Evelyn Jolette Suggs having since died on February 18, 2021 leaving Leo Donald Suggs, Hazel Augusta Suggs Burley, Joseph E. Suggs, III, Reginald L. Suggs, Tamarah Suggs Daniel and Kendra Richardson as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 20221290125108 Register's Office for Davidson County, Tennessee. Pursuant to Order Granting Motion to Sell Certain Real Estate in Docket No. 22P369, Viola Burley Leak joins in the conveyance of Evelyn Jolette Suggs' interest as Administrator of the Estate of Evelyn Jolette Suggs.

This is improved property, known as 2426 Batavia, Nashville, TN 37208

(House No.)(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.

The Estate of Evelyn J. Suggs

BY: Viola Burley Leak, Administratrix
Viola Burley Leak, as Administratrix

STATE OF Tennessee

County OF Davidson

Before me, Tuwana J. Bryant a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Viola Burley Leak, as Administratrix for Estate of Evelyn J. Suggs, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in her capacity as Administratix of the Estate of Evelyn J. Suggs for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2022.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by our hands this the 10th of November, 2022.

Hazel Augusta Suggs Burley

Tamarah Suggs Daniel

Reginald Suggs

STATE OF Tennessee
County OF Davidson

Before me, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Hazel Augusta Suggs Burley, Tamarah Suggs Daniel and Reginald Suggs personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of November 2022.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by my hand this the 10th of November, 2022.

Joseph Edward Suggs, III by and through his attorney in Fact, Myka Suggs

Joseph Edward Suggs, III by and through his Attorney in Fact, Myka Suggs

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Myka Suggs, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge the she is the attorney in fact for Joseph Edward Suggs III and that she is authorized by Joseph Edward Suggs III to execute this instrument on his behalf.

Witness my hand and seal this 10th day of November, 2022.

Tuwana J. Bryant

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

My commission expires: 05-09-2026

Executed by my hand this the 22 of November 2022.

Kendra Suggs Richardson Exec, PR

Kendra Suggs Richardson, individually and as Executor of the Estate of Dorothy Marie Suggs

County OF Fulton

STATE OF Georgia

AJA Georgia

Before me, Aretha J Asberry a Notary Public for the County of ~~Davidson~~ Fulton AJA and State of ~~Tennessee~~, do hereby certify that **Kendra Suggs Richardson** personally appeared before me this day and acknowledged the due execution of the foregoing instrument, **individually and as Executor of the Estate of Dorothy Marie Suggs**, who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this the 22 of November 2022.

Aretha Asberry
Notary Public

My Commission Expires: 8-11-2023

OFFICIAL SEAL
ARETHA ASBERRY
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires Aug. 11, 2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

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

I, Kirsten Viren, **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 11/23/22 **(date of document).**

Kirsten Viren

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 **day of** November, **2022.**

Bria. Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024