This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20773-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 990921 DEEDWARR
04/12/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $603.10
20230412-0026874

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James LaFreniere and Palwasha LaFreniere 2804 Megan Ann Court Antioch, TN 37013	New Owner	119-04-0-128

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 **James LaFreniere and Palwasha LaFreniere, husband and wife,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 145, Section Three, Glencliff Estates, as the same appears on survey and plat of record in Book 1424, page 1, 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 Wahidi Construction L.L.C., a Tennessee limited liability company by Quitclaim Deed from Wahidi Construction L.L.C., a Tennessee limited liability company, dated July 11, 2022, recorded July 12, 2022, of record in Instrument No. 20220712-0080214, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Wahidi Construction, LLC, a Tennessee limited liability company by Warranty Deed from Karen Delene Tubb, Ernest D. Tubb, Jr., and Larry Dean Tubb, dated June 21, 2022, recorded June 27, 2022, of record in Instrument No. 20220627-0073150, said Register's Office.

This isunimproved property located at: **339 Lawndale Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 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 12th day of April, 2023.

GRANTOR:

Wahidi Construction, L.L.C., a Tennessee limited liability company

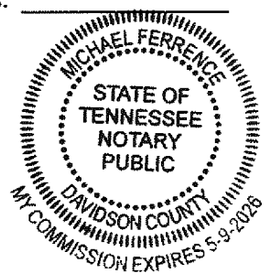
By: _____
Ahmad T. Wahidi, Chief Manager

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/she/they 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 12th day of April, 2023.

_____
Notary Public
My Commission expires: _____



202304120026874

- 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 4/10/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/10/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

