WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014222 **DEEDWARR**
06/12/2023 02 51 56 PM 2 pgs
Fees $13 00 Taxes $740 00

20230612-0044692

LR-SFC-23-1703

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 02/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ahsen Chaudhry **Mohammad Asif Chaudhry**	**New Owner**	
(NAME) **2819 Vaulx Lane**	(NAME)	**081-10-0-032 00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEVYN JEMALL WILLIAMS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AHSEN CHAUDHRY, SINGLE AND MOHAMMAD ASIF CHAUDHRY, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being part of Lot No 23, in Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, Register's Office for said County, described according to a survey by Barge-Waggoner and Sumner, Inc , June 21, 1956

Said part of said Lot fronts 51 45 feet on the Westerly side of 26th Avenue, North, and runs back 164 35 feet on the Northerly line, and 163 3 feet on the Southerly line along the Northerly margin of Delk Avenue to a dead line measuring 70 feet thereon

Being the same property conveyed to Eugenia Williams Lockridge, and husband, Johnny B Lockridge, Jr by Warranty deed from Clyde U Jenkins, widower, by and through Walter Hardeman, conservator of record in Instrument No 20010529-0055163 Register's Office for Davidson County, Tennessee, dated May 23, 2001 and recorded on May 29, 2001

Being the same property conveyed to Devyn Jemall Williams, an unmarried individual by Quitclaim deed from Eugenia Williams Lockridge, widower (Johnny Lockridge) of record in Instrument No 20210128-0012938 Register's Office for Davidson County, Tennessee, dated January 05, 2021 and recorded on January 28, 2021

This conveyance is subject to

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1703 26th Ave N, Nashville, Tennessee 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 7th DAY OF JUNE, 2023

Devyn Jemall Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVYN JEMALL WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of June, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212