This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21027-DJ

Karen Johnson Davidson County
Batch# 1016678 DEEDWARR
06/20/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20230620-0046674

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $679,900.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 15th day of June, 2023.

Notary Public
My Commission Expires: 9/7/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda D. Carter and Drake K. Dudley 2428 Batavia St. Nashville, TN 37208	New Owner 2428 Batavia St. Nashville, TN 37208	092060063200

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, I/we, **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 **Amanda D. Carter and Drake K. Dudley, wife and husband**, 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. 37 in G. V. Ashcraft's Subdivision of Lot No. 11, Boyd McNairy Plan of Lots, a Plan of which Subdivision is of record in Book 57, Page 59 (erroneously referred to as Book 67, Page 59), Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 35 feet on the northerly side of Prospect Street, now Batavia Street and runs back between parallel lines 104 feet to an alley.

Being the same property conveyed to Wahidi Construction LLC, a Tennessee limited liability company by Warranty Deed from Jeannette M. Laster, single, dated May 7, 2021, recorded May 10, 2021, of record in Instrument No. 20210510-0062841, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2428 Batavia Street, Nashville, TN 37208**

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 15th day of June, 2023.

GRANTOR:

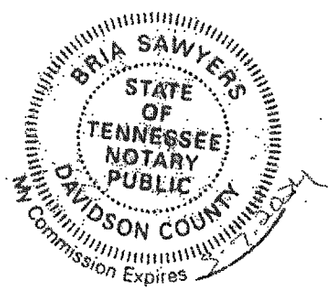
Wahidi Construction, L.L.C., a Tennessee limited liability company

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 15th day of June, 2023.



_____
Notary Public
My Commission expires: 8-7-2024

Certificate of Authenticity

I, Holly A. Mason, 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 ~~April~~ June 15, 2023.

Affiant Signature

6/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of ~~April~~ June, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026