Karen Johnson Davidson County
Batch# 1037273 DEEDWARR
08/11/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230811-0062431

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 11 day of August, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ahsen Chaudhry **Mohammad Asif Chaudhry**	**New Owner**	**14707018000**
2819 Vaulx Ln		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Diaquetis T. Mimms and David D. Cheatham and David K. Cheatham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohammad Asif Chaudhry, married, and Ahsen Chaudhry, unmarried

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:

Land in Davidson County, Tennessee, being Lot 8, Subdivision of the Pritchett Lands, as in Book 421, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David L. Cheatham and wife, Jenice Cheatham, by Warranty Deed frmo K & R Properties, Inc., dated December 21, 1989, of record in Book 8019, Page 323, Register's Office for Davidson County, Tennessee. David L. Cheatham predeceased Jenice Cheatham aka Helen Jenice Cheatham leaving her as the surviving tenant. Helen Jenice Cheatham died intestate on 5/17/23 leaving Diaquetis T. Mimms, David D. Cheatham, and David K. Cheatham as her sole heirs at law: reference to Affidavit of Heirship of record in Instrument No. 20230804-0060376, Register's Office of Davidson County, Tennessee. Further reference made to Affidavit of Herishiip re Helen Jenice Cheatham being recorded simultaneously herewith in Instrument No. 202308110062430, Register's Office of Davidson County, Tennessee. Oath is made that David D. Cheatham is one and the same person as David De'Lemuel Cheatham.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 331 Alice Ave, Nashville, TN 37211.

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 in 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.

_____ Date: 8/9/23
Diaquetis T. Mimms

_____ Date: 8-9-23
David D. Cheatham

_____ Date: 8/9/23
David K. Cheatham

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Diaquetis T. Mimms and David D. Cheatham, and David K. Cheatham, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 2023.

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/9/2023 (date of document).

Jennifer Russell
Affiant Signature

8/11/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of August 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

