PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch# 1046336 DEEDWARR
09/05/2023 02:12 14 PM 2 pgs
Fees $13 00 Taxes $1,080 40
20230905-0069508

Ivey Title, LLC Ref (DW) Title No.: 63268
Dav Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ahsen Chaudhry 2702 Hartford Drive Nashville, TN 37210	USA Healthcare Associates, LLC c/o Ahsen Chaudhry 2819 Vaulx Lane Nashville, TN 37204

TAX MAP PARCEL NUMBERS: 11906025600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$292,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Keith Payne, married, and Edith K. Ottestad, married,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **USA Healthcare Associates, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No 23 on the Plan of Hidden Acres of record in Book 1130, page 89, amended in Book 2922, page 358, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Keith Payne, married and Edith K. Ottestad, married, as tenants in common, by Warranty Deed from MTLC Properties, LLC, dated February 24, 2015 and recorded on February 25, 2015 of record in Instrument No. 20150225-0016370, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan of record in Book 1130, page 89, amended in Book 2922, page 358, said Register's Office, which Plan shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Restrictions contained in instruments of record in Book 1394, page 218, said Register's Office. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4365, page 373, said Register's Office.

This is improved property, known as 2702 Hartford Drive, Nashville, TN 37210

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2023

Barbara Keith Payne

Edith K. Ottestad

State of Tennessee

County of Davidson

On this 29th day of August, 2023, before me the undersigned authority, personally appeared Barbara Keith Payne and Edith K Ottestad, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

MARGARET H TAYLOR · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $292,000 00

Affiant

Sworn and subscribed before me this 30 day of August, 2023.

SANDRA DENISE WOODS · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

Notary

My Commission Expires: