This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21117-DJ

Karen Johnson Davidson County
Batch# 1050173 DEEDWARR
09/14/2023 02:55:30 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20230914-0072295

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2023.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public
My Commission Expires: 12-05-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eli P. Jones and Vivian T. Jones 433 Southwood Drive Nashville TN 37217	Movement Mortgage, LLC (Subserviced by Servicemac, LLC) P.O. Box 105178 Atlanta, GA 30348-5178	119-08-0-120

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 **Vivan Jones and Eli Jones, 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:

Land in Davidson County, Tennessee, being all of Lot No. 3, First Revision, Square One, according to survey and plat of same appearing of record in Plat Book 5210, page 367, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company by Warranty Deed from Michael Erik Blackwell and Christopher Scott Blackwell, Administrators of the Estate of Terry D. Blackwell; and Michael Erik Blackwell and Christopher Scott Blackwell, individually, dated July 28, 2022, recorded August 2, 2022, of record in Instrument No. 20220802-0087953, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **433 Southwood 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 14th day of September, 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 14th day of September, 2023.

_____
Notary Public
My Commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 14 day of September, 2023.

_____ 09/14/2023
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14 day of September, 2023

Commission Expires: _____

_____
Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

202309140072295