WARRANTY DEED

Karen Johnson
Batch # 1082519
12/15/2023 10:16:10 AM
Fees: $13.00 Taxes: $2,497.50

Davidson County
DEEDWARR
2 pgs

20231215-0096831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: Nov 7, 2026

(AFFIX SEAL)

PAULLIE WILLIAM DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES NOVEMBER 2, 2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc
1720 West End, Suite 300
Nashville, TN 37203

File No.: 2023100154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Auva Attar	New Owner	091-53-J-001 CO
(NAME) 621 A Waco Dr	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($675,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DY CONSTRUCTION, INC.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AUVA ATTAR, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit A, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 621 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220331-0037211 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to DY CONSTRUCTION, INC., by deed from DAVID SURMA, FRED SURMA, CAROL SURMA, PAUL SURMA, STEVEN SURMA, ZOE SURMA AND KATHERINE SURMA, HEIRS AND BENEFICIARIES OF THE ESTATE OF CHRISTINA MARIE BRIDGES, DECEASED, of record in Instrument No. 20220225-0021808, dated January 26, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 621 A Waco Drive, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and it does covenant with the said GRANTEE that it is lawfully seized 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; and it do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Executed by my hand this the 13th Day of December, 2023.

DY Construction, Inc.

BY:_____
DeRon Jenkins, Managing Member

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, personally appeared, DeRon Jenkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of DY Construction, Inc., a Tennessee corporation, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Managing Member.

Witness my hand and official seal, this the 13th Day of December, 2023.

_____
Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211