WARRANTY DEED

Karen Johnson Davidson County
Batch# 1117022 DEEDWARR
04/02/2024 07:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240402-0022487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rahib Diwan	SEND TAX BILLS TO: NEW OWNER	MAP/PARCEL NUMBERS
(NAME) 6339 Charlotte Pike #B-169	(NAME) 6339 Charlotte Pike #B-169	092020M01200CO
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **ALAMEDA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rahib Diwan**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain unit located in Davidson County, Tennessee, being Unit No. 12, of 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1010 28th Avenue N Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210929-0131095 and revised at First Amendment of record at Instrument No 20230811-0062429, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Alameda, LLC, a Tennessee limited liability company by Special Warranty Deed from Benjamin Scott Nall and wife, Rebekah Montiville Nall of record in Instrument No. 20150902-0089621, Register's Office for Davidson County, Tennessee, dated August 15, 2015 and recorded on September 02, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1002 28th Ave N Nashville, TN 37208
(House Number) (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 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. 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.

Witness my hand this 18th day of March, 2024.

Alameda, LLC, a Tennessee Limited Liability Company

BY: Wootson Enterprises, LLC, sole member

By: Dwayne J. Wootson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Dwayne J Wootson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Wootson Enterprises, LLC which is the Sole Member of ALAMEDA, LLC the within named bargainer, and that he as such Sole Member of Wootson Enterprises, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of ALAMEDA, LLC by himself as Sole Member of Wootson Enterprises, LLC.

WITNESS my hand and official seal at office this 18th day of March, 2024.

Notary Public

My Commission Expires: 1-6-25

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 March 28 2024.

Affiant Signature

3/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026