WARRANTY DEED

Karen Johnson Davidson County
Batch# 1130622 DEEDWARR
05/03/2024 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $8,321.30
20240503-0032557

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Love Anani and Uchenna Anani	New Owners	
(NAME) 941A Caldwell Lane	(NAME)	118134H00100CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, WE, **IMSAI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOVE ANANI AND UCHENNA ANANI,** 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 Unit A of Homes At 941 Caldwell Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 941 Caldwell Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220808-0089847, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 941 Caldwell Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20220808-0089847, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to IMSAI, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Michael Hull, of record in Instrument No. 20220718-0081824, in the Register's Office of Davidson County, Tennessee, dated July 15, 2022 and recorded on July 18, 2022.

Being part of the same property conveyed to Michael Hull, by Warranty Deed from David R. West, Sr. and Wife, Nancy F. West, of record in Instrument No. 20220718-0081822, in the Register's Office of Davidson County, Tennessee, dated July 15, 2022 and recorded on July 18, 2022.

Being part of the same property conveyed to David R. West, Sr. and wife, Nancy F. West, by Quitclaim Deed from David R. West, Sr., formerly known as David R. West and wife, Nancy F. West, of record in Instrument No. 20170418-0037393, in the Register's Office of Davidson County, Tennessee, dated April 07, 2017 and recorded on April 18, 2017.

MO2024-112

Being part of the same property conveyed to David R. West, Sr. and wife, Nancy F. West, by Warranty Deed from Lawton Miller, III and wife, Mary Frank Miller, of record in Book 9815, Page 698, in the Register's Office of Davidson County, Tennessee, dated September 29, 1995 and recorded on October 03, 1995.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 941A Caldwell Lane, Nashville, TN 37204
(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 30th day of April, 2024

IMSAI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

MICHAEL STEVEN ALLISON II, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Steven Allison, II 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 sole member of IMSAI, LLC the within named bargainor, a limited liability company and that he as such the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal this 30th day of April, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

MO2024-112

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 April 30, 2024.

Affiant Signature

4/30/24
Date

State of Tennesseee
County of Davidson

Sworn to and subscribed before me this 30 day of April, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026