This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22844-DJ

Karen Johnson Davidson County
Batch# 1151076 DEEDWARR
06/26/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20240626-0047869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2024.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-20-2028

Notary Public
My Commission Expires: 3-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Omeid Aman and Harish Kumar 1847 Wadebridge Way Brentwood, TN 37027	New Owner	092 06 0 633.00

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 **Omeid Aman, and Harish Kumar**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee as follows:

Situated in the 13th Civil District of said county and known as Lot No. (38) Thirty Eight in G.W. ASHCRAFT'S SUB-DIVISION OF LOT NO. 11 IN THE BOYD MCNAIRY TRACT as of record in Plat Book No. 57, Page 59, Register's Office of Davidson County, said lot fronts 35 feet on the North side of Prospect Street and runs back between parallel lines 104 feet to an alley in the rear, also a certain tract or parcel of land in Davidson County State of Tennessee as follows: Situated in the 13th Civil District, and being twenty (20) feet off the West side of Lot No. 39, said parcel of land fronting 20 feet on the North side of Prospect Street (now Batavia Street) and running back at right angles thereto Northwardly between parallel lines 104 feet to an alley in the rear.

Being the same property conveyed to Wahidi Construction L.L.C., a Tennessee limited liability company, by Warranty Deed from Hazel Augusta Suggs Burley, Kendra Suggs Richardson, Tamarah Suggs Daniel and Reginald Suggs and Joseph E. Suggs, III, as heirs at law of Mabel A. Hemphill Suggs, and Viola Burley Leak, Administrator of Estate of Evelyn Jolette Suggs, of record in Instrument No. 20221129-0125110, in the Register's Office of Davidson County Tennessee, dated November 10, 2022 and recorded on November 29, 2022.

This is ☐ improved or ☒ unimproved property located at: **2426 Batavia Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 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 25th day of June, 2024.

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 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 25th day of June, 2024.



_____
Notary Public
My Commission expires: 3/20/2028

202406260047869

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/25/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/25/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** June, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

