This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22942-DJ

Karen Johnson Davidson County
Batch# 1160659 DEEDWARR
07/22/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,885.63
20240722-0054959

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $779,900.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 19th day of July, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thuy Holt and Charles Holt 6471 Thunderbird Drive, Unit A Nashville, TN 37209	Primis Mortgage Company 5535 Currituck Drive, 120 Wilmington, NC 28403	102-04-0L-001.00CO

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 **Charles Holt and wife, Thuy Holt,** 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 Unit A on the Plan of 6471 Thunderbird Drive Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220509-0053006, as corrected by Affidavit of Scrivener's Error in Instrument No. 20220531-0062203, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company, by deed from Robert Nguyen, an unmarried man Giang T. Nguyen, an unmarried woman and Daniel Nguyen, an unmarried man, of record in Instrument No. 20220426-0047525, Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 26, 2022.

This is ☒ improved or ☐ unimproved property located at: **6471 Thunderbird Drive, Unit A, Nashville, TN 37209**

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 19th day of July, 2024.

GRANTOR:

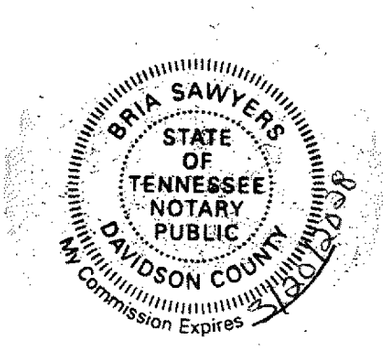
Wahidi Construction, L.L.C., a Tennessee limited liability company

By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, Authorized Signor 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 Authorized Signor 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 19th day of July, 2024.



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

202407220054959

- 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 7/19/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/19/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

