(1)

Karen Johnson
Batch # 1240466
02/25/2025 11 12 33 AM
Fees $13 00 Taxes $777 00

Davidson County
DEEDWARR
2 pgs

39-B
File #25-1008

20250225-0013806

Prepared by.
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Omeid Aman, married man and Harish Kumar, married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Keaton A. Rye, Trustee of The VE Living Trust, u/a dated November 30, 2023**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 and the Twenty (20) feet of the west side of Lot No. 39, as shown on the map entitled G.W. Ashcraft's Subdivision of Lot 11, of the Boyd McNairy Tract, of record in Plat Book 57, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OMEID AMAN AND HARISH KUMAR, by deed from WAHIDI CONSTRUCTION L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240626-0047869, dated June 25, 2024, Register's Office for Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 2426 Batavia Street, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Keaton A. Rye, Trustee of The VE Living Trust, u/a dated November 30, 2023 2000 Mallory Ln., Suite 130-145 Franklin, TN 37067	**NEW OWNER**	**092-06-0-633.00**

WITNESS THE EXECUTION HEREOF this 21st day of February, 2025.

Omeid Aman

Harish Kumar

State of Tennessee)
County of Davidson)

On this 21st day of February, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Omeid Aman and Harish Kumar, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA K. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 210,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of February, 2025.

Notary Public

My Commission Expires: 12/17/2028

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY