Box 14

Name and Address of New Owner:
Ahmed Sayid, a married man
1203 Shire Dr
Antioch, TN 37013

Send Tax Statements To:
Ahmed Sayid
1203 Shire Dr
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St
Murfreesboro, TN 37130
File No.: MR-25020216

Map and Parcel: 147 04 0 32 00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MEC Construction LLC, Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ahmed Sayid, a married man**, 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:

Being Lot No. 77 on the Plan of Beverly Heights, Section Two, as of record in Book 2331, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 136.27 feet on the easterly side of Foley Drive and extends back 229.6 feet on the northerly line and 231.4 feet on the southerly line to a dead line, which is a broken line, measuring 183.6 feet thereon.

Being the same property conveyed to MEC Construction LLC, a Tennessee limited liability company by Warranty Deed filed for record on September 20, 2024 in Instrument Number 20240920-0073148, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following. Covenants, Conditions and Restrictions of Beverly Heights, Section Two of record in Book 2440, page 199; All matters as set forth per plat of record in Book 2331, page 42, all of said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4824 Foley Drive, Nashville, TN 37211

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Karen Johnson
Batch # 1254808
04/01/2025 12 34 46 PM
Fees $13 00 Taxes $527 25
Davidson County
DEEDWARR
2 pgs
20250401-0024647

WITNESS our hand this 21st day of March, 2025.

MEC Construction LLC

BY: _____
Demond C. Thompson
Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Demond C Thompson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of MEC Construction LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member

Witness my hand and seal this 21 of March, 2025.

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires 4/19/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $142,500.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 21st 28th day of March, 2025

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires. 10/20/2026