This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23964-AP

Karen Johnson Davidson County
Batch# 1258449 DEEDWARR
04/14/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250414-0027965

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2025.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristin L. Whitaker 2532 Old Matthews Rd Nashville, TN 37207	Cadence Bank 2778 West Jackson St. Building C, 2nd Floor Tupelo, MS 388801	060 13 0 209.00

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, I/we, **TAI Investments Limited Liability Company, LLC, a Tennessee Limited Liability Company, and Smart Girl Developments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kristin L. Whitaker, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 Lot No. 2 on the Plan of Old Matthews Road Subdivision of record in Instrument No. 20010913-0099804, in the Register's Office for Davidson County, Tennessee. To which reference is made for a more complete description.

Being the same property conveyed to TAI Investments, LLC, a Tennessee limited liability company and Smart Girl Developments, LLC, a Tennessee limited liability company from Quitclaim Deed from Hameed A. Yusuf, unmarried and Jessica G. Williams, unmarried, dated April 24, 2023, recorded April 24, 2023, of record in Instrument No. 20230424-0029855, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hameed A. Yusuf, unmarried and Jessica G. Williams, unmarried by Warranty Deed from Kenneth Turner, II, unmarried, dated April 20, 2023, recorded April 24, 2023, of record in Instrument No. 20230424-0029853, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2532 Old Matthews Road, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 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 10th day of April, 2025.

GRANTOR:

TAI Investments Limited Liability Company, LLC,
a Tennessee Limited Liability Company

By:_____
Hameed Yusuf, Sole Member

Smart Girl Developments, LLC,
a Tennessee Limited Liability Company

By:_____
Jessica Williams, Sole Member 4-10-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hameed Yusuf, 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 Sole Member of TAI Investments Limited Liability Company, LLC, 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 10th day of April, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica Williams, 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 she is the Sole Member of Smart Girl Developments, LLC, 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 10th day of April, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

True Copy Certification

I, **Pam Autry,** 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 this the 10 day of April, 2025.

Affiant Signature

Date 4/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

