This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-24078-DJ

Karen Johnson
Batch # 1267632
05/02/2025 10 33 36 AM
Fees $13 00 Taxes $3,292 63

Davidson County
DEEDWARR
2 pgs

20250502-0034080

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$889,900 00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2025

Notary Public
My Commission Expires: 11-3-25

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kory Sprehe 331 Lawndale Drive Nashville, TN 37217	Same as New Owner	119-04-0-163-00

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 **Kory Sprehe, single man**, hereinafter called the Grantee(s), his 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. 142 on the Plan of Glencliff Estates, Section Three of record in Book 1424, Page 1, 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 all of the property conveyed to Wahidi Construction L.L C , a Tennessee limited liability company, by deed from Wahidi Construction L.L.C , a Tennessee limited liability company, of record in Instrument No 20220712-0080211, Register's Office for Davidson County, Tennessee, dated July 11, 2022 and recorded on July 12, 2022

This is ☒ improved or ☐ unimproved property located at· **331 Lawndale Drive, Nashville, TN 37217**

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 30th day of April, 2025

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/she/they 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 30th day of April, 2025

Bria Sawyers
Notary Public
My Commission expires. 3/20/2028

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-24078-DJ