Karen Johnson Davidson County
Batch# 1269335 DEEDWARR
05/06/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20250506-0035422

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-170

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of May, 2025

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Syeda Faiza Islam 4416A Providence Heights Nashville, TN 37211	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	147-07-0M-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Liam J. Todd and Megan A. Todd, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Syeda Faiza Islam, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 4416 Providence Heights A Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Protective Covenants Conditions and Restrictions For 4416 Providence Heights A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20200115-0005351, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Liam J. Todd and Megan A. Todd, husband and wife by Warranty Deed from Build Trust Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20201028-0124658 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 28, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4416A Providence Heights, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 30th day of April, 2025.

Liam J. Todd

Megan A. Todd

STATE OF Texas
COUNTY OF Collin

On this 30th day of April, 2025, before me personally appeared Liam J Todd and Megan A Todd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2025.

Notary Signature
My commission expires: 08/04/2025

NOTARY PUBLIC STATE OF TEXAS
RICHARD V WHITE
Notary ID #131235563
My Commission Expires
August 4, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 April 30th 2025.

Affiant Signature – Joshua A. Terry

May 6th 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on May 6th 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27