WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272375 DEEDWARR
05/13/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,064.23
20250513-0037527

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 12-19-2028

(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Hudson Tracy Goldenberg	SoFi Bank National Association	133160D00200CO
(NAME) 316B Tampa Dr.	(NAME) 2750 East Cottonwood Pkwy Suite 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cottonwood Heights, UT 84121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Akrad Construction, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zachary Hudson and Tracy Goldenberg, husband and wife,** 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 B of the Cottages of 316 Tampa Drive, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and Restrictions for The Cottages at 316 Tampa Drive recorded in Instrument No. 20230822-0065360 and re-recorded in Instrument No. 20230905-0069366, in the Register's office for Davidson County, Tennessee, together with the Limited Common areas/ elements, General Common Elements and Private Elements appurtenant to said Unit as described said instrument, unit owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being a portion of the same property conveyed to Akrad Construction, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20231201-0092765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 316B Tampa Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 7th day of May, 2025.

Akrad Construction, LLC

By: Jiyayi Suleyman, authorized agent

State of Tennessee
County of Davidson

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

.

WITNESS my hand and seal this 7th day of May, 2025.

Notary Public _____
My Commission Expires: 10/24/2028
File No.: 17583

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 7. 2025.

Affiant Signature

13th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028