WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

Karen Johnson
Batch # 1274080
05/16/2025 10 35 55 AM
Fees $13 00 Taxes $1,524 40

Davidson County
DEEDWARR
2 pgs

20250516-0038682

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No 2025040053

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Michelle Meere and Todd Altic	SAME AS NEW OWNERS	
(NAME)	(NAME)	082-03-0-411 00
620 BOSCOBEL ST.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWELVE THOUSAND AND NO/100 Dollars ($412,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RASHEED K. ZAIMAH, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE MEERE AND TODD ALTIC, WIFE AND HUSBAND**, 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 Lot(s) 17, as shown on the map entitled J M Eatherly's Addition to East Nashville, of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to RASHEED K ZAIMAH, by deed from ABDUR-RAHIM ZAI'MAH AND MARY L. COCKRILL, of record in Instrument No 20030203-0014460, dated February 27, 2003 and corrected in Instrument No 20100825-0067165, said Register's Office

unimproved ☐
This is improved ☒ property, known as 306 Vaughn St, Nashville, TN 37207
(House No) (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

Executed by my hand this 14th Day of May 2025

Rasheed K Zaimah

STATE OF Tennessee
County OF Davidson

I, Tuwana J Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Rasheed K. Zaimah personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, 14th Day of May 2025

Notary Public

My Commission Expires: May 9, 2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by my hand this 14th Day of May 2025.

Kelly. Zaimah

Kelly Zaimah is signing to convey any and all marital interest she may have in subject property

STATE OF Tennessee
County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Kelly Zaimah personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, 14th Day of May 2025.

Notary Public

My Commission Expires May 9, 2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-25-306