WARRANTY DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

T-NMH-25-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2025

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**New Owner**	
(NAME) **3000 Meridian Blvd., Ste. 140**	(NAME)	**043-15-0-099.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDI ADIGUNA, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain tract or parcel of land located in Davidson County, Tennessee is more particularly described as follows.

Being Lots Numbers 1 and 2 of Block A of Rock Hill Subdivision, said lots together a total of one hundred (100) feet on the East side of Farris Avenue, as shown on said plan, and are a part of the land conveyed to Mrs Emma Dismukes by J J McPhail and recorded in Book 1300, Page 240, R O D C , Tennessee. Said lots run back between parallel lines tow hundred (200) feet to a dead line being the East line of Block A on said subdivision

Being the same property conveyed to Andi Adiguna by Quitclaim Deed from Marsinta Sinaga of record in Instrument No 20150129-0008510 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015

Further being the same property conveyed to Marsinta Sinaga by Cash Deed from Shaun Donovan, The Secretary of Housing and Development, of Washington, D C of record in Instrument No 20131030-0112604 Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on October 30, 2013

This conveyance is subject to
- Taxes for the year 2025 and threeafter, not yet due and payable.
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **99 Farris Avenue, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson
Batch # 1278216
05/27/2025 03 45.07 PM
Fees $18 00 Taxes $999 00

Davidson County
DEEDWARR
3 pgs

20250527-0041533

Witness my/our hand(s) this the 22nd DAY OF MAY, 2025.

Andi Adiguna

Andi Adiguna

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDI ADIGUNA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2025.

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 22, 2025(date of document).

Affiant Signature

Date May 23, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

