WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278549 DEEDWARR
05/29/2025 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250529-0041943

File #25-PA-0803-W

(SEAL)

TERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 9-7-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamil Wahidi and Bobby Wilson	**New Owner**	
(NAME) 703 Lauderback Rdg	(NAME)	**051 07 0 013.00**
(ADDRESS) Smyrna, TN 37167	(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,

AMANDA HILL, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMIL WAHIDI, A MARRIED PERSON AND BOBBY WILSON, A MARRIED PERSON,

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:

Land in Davidson County, Tennessee, being Lot No 12 on the plan of PLEASANT ACRES, SECTION FIVE, as shown by plat of record in Plat Book 2331, Page 56, in the Register's Office for Davidson County, Tennessee, to which plat reference hereby made for a more complete description.

Being the same property conveyed to Amanda Hill, a single woman, by Warranty Deed from Shawn A. Norton, unmarried, of record in Instrument No. 20151214-0125246, in the Register's Office of Davidson County, Tennessee, dated December 15, 2015 and recorded on December 14, 2015. Also see Affidavit of Scrivener's Error recorded in Instrument No. 20211203-0160224, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLEASANT ACRES SECTION FIVE, as recorded in Plat Book 2331, Page(s) 56.

*Conditions from Warranty Deed being dated December 15, 2015 and with a recording date of December 14, 2015.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2445, Page 587.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5132, Page 360.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **803 Fairoaks Drive, Madison, TN 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.

Witness my/our hand(s) this the 21st day of May, 2025.

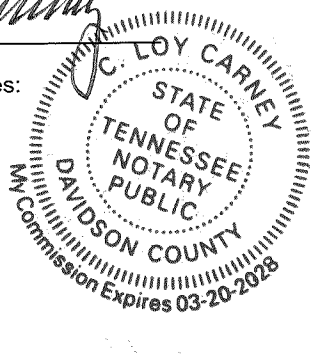
Amanda Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2025, before me personally appeared Amanda Hill, 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 21st day of May, 2025.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 5/21, 2025.

Affiant
Date: May 28, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28 day of May, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

