PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24628-DJ

Karen Johnson
Batch # 1315605
08/28/2025 10:21:07 AM
Fees: $13.00 Taxes: $3,207.90

Davidson County
DEEDWARR
2 pgs

20250828-0068904

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $867,000.00.

Affiant

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 27th day of August, 2025.

Notary Public
My Commission Expires: 10-4-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Garth F. Fails 418 Mercomatic Drive Nashville TN 37209	New Owner	102040N00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wahidi Construction, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Garth F. Fails, unmarried**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit B, together with the appurtenant common elements of 416 Mercomatic Drive Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 416 Mercomatic Drive Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20220601-0063235, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration. Reference is hereby made to the site-plan attached as exhibit to said Declaration, and to the original plan of Charlotte Park, Section 22, of record in Book 3700, pages 67 and 68, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Wahidi Construction, L.L.C., a Tennessee limited liability company, by deed from Joe T. Polk and wife, Tiny W. Polk, of record in Instrument No. 20220525-0060507, Register's Office for Davidson County, Tennessee, dated May 18, 2022 and recorded on May 25, 2022, Register's Office for Davidson County, Tennessee.

This is improved property located at: **418 Mercomatic Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2025.

GRANTOR:

Wahidi Construction, L.L.C.,
a Tennessee limited liability company

By:_____
Ahmad T. Wahidi, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ahmad T. Wahidi, Chief Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Chief Manager of Wahidi Construction, L.L.C., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11/22/2029