WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29 (AFFIX SEAL)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

DM-AK-26-513

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

Karen Johnson
Batch # 1467046
09/02/2026 01:26:06 PM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20260902-0081283

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Walid Construction LLC	**Same as New Owner**	
(NAME)	(NAME)	**150-01-0-119.00**
1923 Saint Andrews Dr		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **CARLON LAFEVER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALID CONSTRUCTION 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Edge-O-Lakes Estates, Section 4, of record in Book 3600, Page 87, Register's Office for Said County, to which reference is made for a more complete description.

Being the same property conveyed to Genia Ashe by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., dated December 29, 1997, and recorded January 7, 1998, in Book 10750, Page 172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Genia K. Lafever and husband, Ray Donald Lafever, by Quitclaim Deed from Genia K. Lafever (formerly known as Genia Ashe), dated June 22, 2004, and recorded June 24, 2004, in Instrument No. 20040624-0074903, Register's Office for Davidson County, Tennessee.

Said Genia K. Lafever having since died on August 29, 2020. Her interest in the subject property vested at death in Ray Donald Lafever, as surviving tenant by the entirety.

The said Ray Donald Lafever having since died testate on December 5, 2025. His interest in the subject property vested at death in Carlon Lafever, as Devisee under the duly probated Last Will and Testament of Ray Donald Lafever, Docket No. 26P184, Probate Court for Davidson County, Tennessee.

Said property has never been the marital residence of the Grantor and his/her current spouse.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 87 and 88, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3836, Page 23, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **513 Rural Hill Road, Nashville, Tennessee 37217**.

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 28th DAY OF AUGUST, 2026.

BY: _____
Carlon LaFever

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLON LAFEVER, 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 28th of August, 2026.

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

Notarized online using audio-video communication technology

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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 08/28/26.

_____
Affiant Signature September 2, 2026

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2026.

_____