WARRANTY DEED

Karen Johnson Davidson County
Batch# 716509 DEEDWARR
09/15/2021 11:00:26 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20210915-0123751

O-MN-21-67

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Mohammed M. Naser	**NEW OWNER**	
(NAME)	(NAME)	
710 West Old Hickory Blvd		**093-16-0-135.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **GREG MOODY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMED M. NASER, A SINGLE MAN,** 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. 165 on the Plan of Maury and Clairborne Addition of record in Plat Book 21, Page (s) 84 and 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greg Moody by Quitclaim deed from Omar Melo, unmarried of record in Instrument No. 20070411-0043574 Register's Office for Davidson County, Tennessee, dated April 10, 2007 and recorded on April 11, 2007.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page (s) 84 and 85, 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: **67 Maury Street, Nashville, Tennessee 37210**.

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 al' genders.

Witness my/our hand(s) this the 13th DAY OF SEPTEMBER, 2021.

Greg Moody by his attorney in fact Robin Messick Apple

Greg Moody, by his attorney in fact Robin Messick Apple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,ROBIN MESSICK APPLE , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GREG MOODY, and who acknowledged he/she/they executed the same as the free act and deed of the said GREG MOODY. Specific Power of Attorney of record in Instrument Number 20210831-0117475, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 13th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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