Karen Johnson Davidson County
Batch# 972674 DEEDWARR
02/21/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230221-0012121

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO
My Commission Expires 05-05-2025

File #23-DM-0067-D

THIS INSTRUMENT WAS PREPARED BY
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)
Chad R. Vasquez	New Owner	
(NAME) **Property**	(NAME) 213 Ashawn Blvd	**093 16 0 449.00**
(ADDRESS)	(ADDRESS) Old Hickory, TN 37138	
(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, **MOHAMMED M. NASER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD R. VASQUEZ, 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. 165 on the Plan of Maury and Claiborne 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 Mohammed M. Naser, a single man by Warranty Deed from Greg Moody, Married of record in Instrument No. 20210915-0123751 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 15, 2021.

Formerly known as Maps and Parcels 093 16 0L 001.00; 093 16 0L 002.00; and 093 16 0L 900.00, pursuant to Covenants, Conditions and Restrictions of record in Instrument Number 20220407-0040700, in the Register's Office for Davidson County, Tennessee. Said Covenants, Conditions, and Restrictions having been subsequently terminated in Termination of Horizontal Property Regime and Cancellation of Declaration of Covenants, Conditions, of record in Instrument Number 20220511-0053590, said Register's Office, thereby voiding and vacating the aforementioned Maps and Parcels.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* 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 ____ **unimproved** __X__ **improved** property known as: **67 Maury Street, Nashville, TN 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 all genders.

Witness my/our hand(s) this the 10th day of February, 2023.

Mohammed M. Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2023, before me personally appeared Mohammed M. Naser, 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 10th day of February, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Emily Manno, 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 **2/10/23**.

Date

Affiant Signature

2/10/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026