WARRANTY DEED

File No. CTO-2024-598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

Karen Johnson
Batch # 1170652
08/16/2024 12:58:12 PM
Fees: $48.00 Taxes: $499.50

Davidson County
DEEDWARR
9 pgs

20240816-0062955

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-MN-24-6002B

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammed Naser	Same as New Owner	
710 W. Old Hickory Blvd.		091-02-0-228.00
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **DAVID BUSH, JERRY BUSH, JUDY WESTERMAN, CHRISTY TAYLOR, AND ASHLEY WESSON,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **MOHAMMED NASER** , hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Beginning on Louisiana Avenue, 78 feet from the northwest corner of Louisiana Avenue and 60th Avenue North, and running thence westwardly along the north margin of Louisiana Avenue 22 feet, thence at right angles northwardly 150 feet to the south margin of an alley, thence eastwardly along the south margin of said alley 22 feet to a point 78 feet from the west margin of 60th Avenue, thence at right angles southwardly 150 feet to the beginning.

Being the same property conveyed to Marie Deal by Installment Deed from V. F. Bradley and wife, Maie Bradley, dated August 13, 1954 in Book 2444, Page 532, Register's Office of Davidson County, Tennessee.

Marie Deal is now deceased, having died on August 8, 2020 leaving her interest to her children, David Bush, Jerry Bush, Judy Westerman, Patsy Ann Wesson, and Charlotte Elaine Deal. See Affidavit of Heirship for Marie Deal of record in Instrument No. *_____, Register's Office of Davidson County, Tennessee. Charlotte Elaine Deal is now deceased having died March 19, 2009 leaving her interest to her siblings David Bush, Jerry Bush, Judy Westerman, and Patsy Ann Wesson. See Affidavit of Heirship for Charlotte Elaine Deal of record in Instrument No. 20240816 0062950 _____, Register's Office of Davidson County, Tennessee. Patsy Ann Wesson is now deceased having died November 12, 2013 leaving her interest to her children Gregory Wesson,

*20240816 0062948

Christy Taylor, and Ashley Wesson. See Affidavit of Heirship for Patsy Ann Wesson of record in Instrument No. *_____, Register's Office of Davidson County, Tennessee. Gregory Wesson signed his interest in the property over to Christy Taylor and Ashley Wesson by Quitclaim Deed dated July 2, 2024 and of record in Instrument No. 20240816 0062954, Register's Office of Davidson County, Tennessee.

*20240816 0062952

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is unimproved___ improved_X_ property and believed to be known as: 6002B Louisiana Avenue, Nashville, TN 37209 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 our hands this 13 day of August, 2024.

David Bush

Jerry Bush

Judy Westerman

Christy Taylor

Ashley Wesson

Christy Taylor, and Ashley Wesson. See Affidavit of Heirship for Patsy Ann Wesson of record in Instrument No. _____, Register's Office of Davidson County, Tennessee. Gregory Wesson signed his interest in the property over to Christy Taylor and Ashley Wesson by Quitclaim Deed dated July 2, 2024 and of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

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Witness our hands this 13th day of August, 2024.

David Bush

Jerry Bush

Judy Westerman

Christy Taylor

Ashley Wesson

Christy Taylor, and Ashley Wesson. See Affidavit of Heirship for Patsy Ann Wesson of record in Instrument No. _____, Register's Office of Davidson County, Tennessee. Gregory Wesson signed his interest in the property over to Christy Taylor and Ashley Wesson by Quitclaim Deed dated July 2, 2024 and of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

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Witness our hands this 13 day of August, 2024.

David Bush
David Bush

Jerry Bush

Judy Westerman

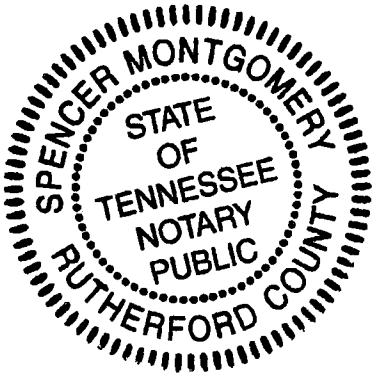
Christy Taylor

Ashley Wesson

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Jerry Bush, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this August 13, 2024.

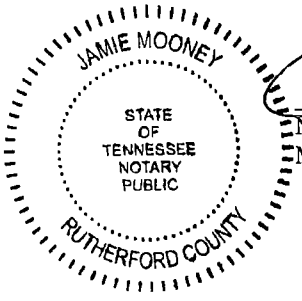


Notary Public
My Commission Expires: 10-22-25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Judy Westerman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this August 13, 2024.

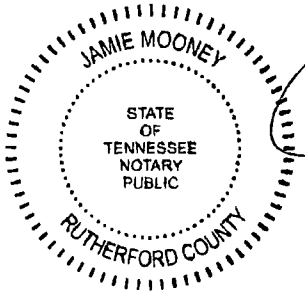


Notary Public
My Commission Expires: 11/22/2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Christy Taylor, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this August 13, 2024.



Notary Public
My Commission Expires: 11/22/2025

STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ Anderson
LFB

Before me, the undersigned Notary Public, personally appeared Ashley Wesson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this August 13, 2024.

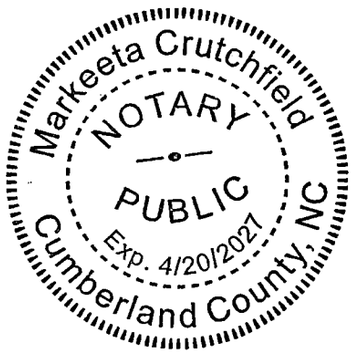
Leslie F. Blevins
Notary Public
My Commission Expires: Oct. 30, 2027

LESLIE F BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

Before me, the undersigned Notary Public, personally appeared David Bush, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this August 13, 2024.



Markeeta Crutchfield
Notary Public
My Commission Expires: