Karen Johnson
Batch # 1242824
03/04/2025 10:59:49 AM
Fees $28.00 Taxes $1,147.00
Davidson County
DEEDWARR
5 pgs
20250304-0016149

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17552

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Pshtiwan Mahmood and Lania Saeed	New Owner	
(NAME)	(NAME)	
5504 Tudor Lane		162 09 0 001 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF FRANK ODDONE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PSHTIWAN MAHMOOD AND LANIA SAEED, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 149 on the Plan of SOUTHWOOD, as of record in Plat Book 2663, Pages 125 and 126, corrected in Book 3371, Page 255, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank A. Oddone, unmarried, by Warranty Deed from Robert A. Heath and wife, Dawn M. Heath, of record in Book 8980, Page 231, in the Register's Office for Davidson County, Tennessee, dated June 04, 1993, and recorded on June 14, 1993. The said Frank A. Oddone also known as Francis Anthony Oddone died on January 11, 2024, testate, devising subject property to Nita Bishop (having 1/2 ownership), Stephen Wallace (having 1/4 ownership), and Rhonda Cuatt (having 1/4 ownership). See Probate Case No. 24P1047, Davidson County Probate Court.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5504 Tudor Lane, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

PM2025-362

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 my hand this 28 day of FEB, 2025

ESTATE OF FRANK ODDONE

BY: _____

ANGELA ODDONE, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Angele Oddone,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Executrix** of the **Estate of Frank Oddone** the within named bargainor, and that she as **Executrix**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Executrix** of the **Estate of Frank Oddone**

Witness my hand and official seal this 28 day of February, 2025.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Commission expires

_____

Notary Public

Witness my hand this 27th day of February, 2025

ESTATE OF FRANK ODDONE

BY: Nita Bishop
NITA BISHOP, HEIR

STATE OF Connecticut
COUNTY OF Hartford

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Nita Bishop,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Heir** of the **Estate of Frank Oddone** the within named bargainor, and that she as **Heir,** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Heir** of the **Estate of Frank Oddone.**

Witness my hand and official seal this 27th day of February, 2025.

Commission expires:

Angela Lapenta
Notary Public

ANGELA LAPENTA
Notary Public, Connecticut
My Commission Expires August 31, 2028

Witness my hand this 27 day of February, 2025

ESTATE OF FRANK ODDONE
BY: Stephen Wallace
STEPHEN WALLACE, HEIR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Stephen Wallace,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Heir** of the **Estate of Frank Oddone** the within named bargainor, and that he as **Heir**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Heir** of the **Estate of Frank Oddone**.

Witness my hand and official seal this 27th day of FEBRUARY, 2025

Commission expires. 09/15/2027

Notary Public

ASHER JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Witness my hand this 27th day of February, 2025

ESTATE OF FRANK ODDONE

BY: Rhonda Cuatt

RHONDA, CUATT, HEIR

STATE OF TENNESSEE

COUNTY OF SMITH

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Rhonda Cuatt,** with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Heir** of the **Estate of Frank Oddone** the within named bargainor, and that she as **Heir,** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Heir** of the **Estate of Frank Oddone.**

Witness my hand and official seal this 27TH day of February, 2025.

Commission expires: 10-12-2027

Melinda W. Dennis

Notary Public

MELINDA W. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY