This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-5438-KP

Karen Johnson Davidson County
Batch# 1247968 DEEDWARR
03/19/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250319-0019625

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2025.

Notary Public
My Commission Expires: 6/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sahra Nasir 208 Nunley Drive Nashville, TN 37211	New Owner	133 12 0 134.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Harriswood Investments, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Sahra Nasir, a married woman** (individually and/or collectively, "Grantee"), 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. 101 on the Plan of SECTION THREE, VALLEY VIEW MEADOWS, of record in Plat Book 3700, page 93, 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 Harriswood Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241107-0086610, in the Register's Office for Davidson County, Tennessee, dated November 5, 2024 and recorded on November 7, 2024.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Wesley Langlois, unmarried, of record in Instrument No. 20241106-0086293, in the Register's Office for Davidson County, Tennessee, dated November 5, 2024 and recorded on November 6, 2024.

Being the same property conveyed to Wesley Langlois, an unmarried person, by Warranty Deed from Scott A. Redding, an unmarried man, of record in Instrument No. 20150520-0046441, in the Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 20, 2015.

This is improved property located at: **208 Nunley Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2025.

GRANTOR:

Harriswood Investments, LLC, a Tennessee Limited Liability Company

By: _____
Heather Arnold, Member

By: _____
Tom Arnold, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather Arnold, Member and Tom Arnold, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of Harriswood Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2025.

MICHAEL FERREICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My Commission expires: 5-9-26

202503190019625

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/13/2025 (date of document).

Affiant Signature

3/13/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL