39B

# WARRANTY DEED

Karen Johnson
Batch # 1268346
05/02/2025 02 55 43 PM
Fees $13 00 Taxes $1,091 50

Davidson County
DEEDWARR
2 pgs

20250502-0034273

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON: May 1, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 2208-25LLC-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Karen Tangorra | NEW OWNER | 135-12-0C-025 00-CO |
| 1949 Nashboro Boulevard | | |
| Nashville, TN 37217 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Maams, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Karen Tangorra, a single woman**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 25 on the Plan of a Horizontal Property Regime Private Element Plat of Nashboro Village-Tract 13, as shown by plat of record in Instrument No. 20021230-0161681, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maams LLC, a Tennessee Limited Liability Company by Warranty Deed from Trevor B. Roderick, a single man of record in Instrument No. 20241119-0089721 Register's Office for Davidson County, Tennessee, dated November 14, 2024 and recorded on November 19, 2024.

This is property known as 1949 Nashboro Boulevard Nashville, TN 37217

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

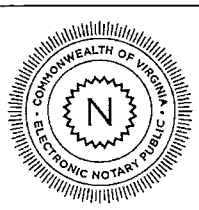
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein 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 hand on 04/29/2025.

MAAMS, LLC

By: Sajid Khan
Sajid Khan, Sole Member

STATE OF Virginia
COUNTY OF City of Alexandria




Mohamud Aden
REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sajid Khan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself, to be the Sole Member (or other officer authorized to execute the instrument) of MAAMS, LLC, the within named bargainor, a Limited Liability Company, and that as the Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as the Sole Member.

Witness my hand and official seal, on 04/29/2025. Mohamud Aden 7898118

NOTARY PUBLIC
My Commission Expires: 03/31/2026

Electronic Notary Public

Notarized remotely online using communication technology via Proof