This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24112-AP

Karen Johnson Davidson County
Batch# 1272393 DEEDWARR
05/13/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250513-0037548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $499,999.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2025.

April Sumrud
Notary Public
My Commission Expires: 12-19-28

APRIL SUMRUD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stevie Curtis, Steven E. Curtis and Charito I. Curtis 123 Charles E Davis Boulevard Nashville, TN 37210	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	093-16-0-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ramla Mohamed and Salad Nur, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stevie Curtis, unmarried woman and Steven E. Curtis and Charito I. Curtis, husband and wife, as joint tenants with right of survivorship** , hereinafter called the Grantee(s), his/her/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. 78 on the Plan of Map of Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, Page 84, 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 Ramla Mohamed and Salad Nur, a married couple by Warranty Deed from Darryl Andre Johnson, dated July 3, 202, recorded July 3, 2023, of record in Instrument No. 20230703-0051060, Register's Office for Davidson County, Tennessee.

This is improved property located at: **123 Charles E Davis Boulevard, Nashville, TN 37210**

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 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. 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 28th day of April, 2025.

GRANTOR:

Ramla Mohamed

Salad Nur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ramla Mohamed and Salad Nur, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 30, 2025.

Affiant Signature

13th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028