WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272993 DEEDWARR
05/14/2025 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,347.65
20250514-0037962

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mikaela Bryn Gass William Daniel Gass	Ameris Bank	17205000500
(NAME)	(NAME)	
8008 Cloverland Drive	1850 Parkway Place, #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, WE, **Majid Selam, Sipel Sadiq, husband and wife, Sefin Yasin, Metin Majid Yasin, a single man, and Kajin S. Necmedin, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mikaela Bryn Gass and William Daniel Gass, wife and husband**, 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. 5 on the Plan of Section 2, Harvard Estates, of record in Book 4675, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Majid Selam and Sipel Sadiq, husband and wife, and Sefin Yasin, a single man, and Metin Majid Yasin, a single man, and Kajin S. Necmedin, a single woman, by deed of record in Instrument No. 20180406-0032432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8008 Cloverland Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 12th day of May, 2025.

Majid Selam

Sipel Sadiq

Sefin Yasin

Metin Majid Yasin

Kajin S. Necmedin

State of Tennessee
County of Davidson

Personally appeared before me Majid Selam, Sipel Sadiq, Sefin Yasin, Metin Majid Yasin, and Kajin S. Necmedin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2025.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 5/12/2025 (date of document).

Date: 5/14/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 14th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026