Karen Johnson Davidson County
Batch# 1275864 DEEDWARR
05/21/2025 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20250521-0039816

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 ABBEY WINDLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00 Affiant Subscribed and sworn to before me, this 15th day of May, 2025. Notary Public My Commission Expires: 7/6/2026

WARRANTY DEED

Address New Owner: Nifar Mahmood 1105 Gilmore Avenue Nashville, TN 37204	Send Tax Bills to: 810 Shenandoah Drive Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 118-01-0-116

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN M. REYNOLDS AND WIFE ANGELA R. REYNOLDS** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NIFAR MAHMOOD, AN SINGLE WOMAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 65 on the Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rigid Development, by Warranty Deed, from John Nelson and wife, Rosetta Nelson, dated June 28, 2012 and recorded on July 9, 2012, of record in Instrument No. 20120709-0060081, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen M. Reynolds and wife Angela R. Reynolds by Deed dated January 18, 2013 from Rigid Development, Inc., recorded January 22, 2013, in Instrument Number 201301220006805, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1105 Gilmore Avenue, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of May, 2025.

STEPHEN M. REYNOLDS

ANGELA R. REYNOLDS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN M. REYNOLDS AND WIFE ANGELA R. REYNOLDS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of May, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/20/2025 (date of document).

Affiant Signature

5/20/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

