WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-ELAM-25-159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stacia Olivia Wilson and Samuel Lawrence Montgomery	**IServe Residential Lending, LLC**	
(NAME) **159 Fain St**	(NAME) **2626 Merchants Walk**	**093 16 0 407 00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Murfreesboro, TN 37128**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MOHAMMED NASER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STACIA OLIVIA WILSON, AN UNMARRIED WOMAN, AND SAMUEL LAWRENCE MONTGOMERY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being a part of Lot No 1 of Block "H" on the Plan of HERMITAGE ADDITION, as of record in Plat Book 57, Page 43, Register's Office for said County, described as follows

Beginning at a point in the South margin of Fain Street, 33/13 feet East of the Easterly margin of Duncan Street, at Morgan's Northeast corner, thence Southerly parallel to the East margin of Duncan Street, along Morgan's East line, 143 6 feet to the North margin of an alley, thence with the margin of the same, Easterly 33 1/3 feet, thence Northerly 147 feet to the South margin of Fain Street, thence with the margin of the same, Easterly 33 1/3 feet to the point of beginning

Being the same property conveyed to Mohammed Naser, by Warranty Deed from Cream City Development, LLC, a Tennessee limited liability company, of record in Instrument No 20200831-0098626, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on August 31, 2020

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE ADDITION, as recorded in Plat Book 57, Page(s) 43
- Easement for Building Encroachment, recorded in Instrument No 20240827-0065712
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **159 Fain St, Nashville, Tennessee 37210**

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), their heirs and assigns forever, and we do covenant with 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 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(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

Karen Johnson Davidson County
Batch # 1276294 DEEDWARR
05/22/2025 09.59 19 AM 2 pgs
Fees $13 00 Taxes $1,887 00

20250522-0040307

Witness my/our hand(s) this the 20 DAY OF MAY, 2025.

Mohammed Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMED NASER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of May, 2025

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212