Karen Johnson Davidson County
Batch# 1278592 DEEDWARR
05/29/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,264.40
20250529-0042003

WARRANTY DEED

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $612,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th 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
Aspen Thomas	**NEW OWNER**	09316031600
(NAME)	(NAME)	
148 Fain St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I, **Ali Abdul Al-Soraify, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aspen B. Thomas, unmarried woman,** 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being part of Block "D" on the Plan of the Subdivision of the Homestead Block of the Hermitage Addition, as of record in Book 57, Page 76, int he Register's office for said County, being the Easterly 5 feet of Lot No. 3 and the Westerly 28.5 feet of Lot No. 4 on the plan of Subdivision of said Block "D", not of record described recording to a survey made by George W. Watkins, Surveyor, October 16,1956, as follows:

Beginning on the Northerly margin of Fain Street, formerly Hermitage Avenue, at a poitn 145 feet east of the easterly margin of Decatur Street; thence Northwardly an parallel with the easterly margin of Decatur Street, 150 feet to the Southerly margin of an alley; thence with said Alley eastwardly 33.5 feet; thence at right angles, Southwardly 150 feet to the Northerly margin of Fain Street; thence with said Street, Westwardly 33.5 feet to the beginning.

Being the same property conveyed to Ali Abdul Al-Soraify, by deed of record in Instrument No. 20201217-0149376, 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 148 Fain St., Nashville, TN 37210
(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 28th day of May, 2025.

P _____
Ali Abdul Al-Soraify

State of Tennessee
County of Davidson

Personally appeared before me Ali Abdul Al-Soraify, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2025.

_____
Notary Public
My Commission Expires: 10/21/2028
File No.: 17661

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Elizabeth Yerger, 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 **May 28, 2025**.

Affiant Signature

May 28, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

28th day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires