WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1288983 DEEDWARR
06/23/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20250623-0049264

File #25-TL-0322-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES:

LEVY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohammed M. Naser	**New Owner**	
(NAME)	(NAME)	**119 05 0 190.00**
710 West Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(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,

J. KELVIN PENNINGTON, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MOHAMMED M. NASER, AN UNMARRIED MAN,

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 Lot No. 44, RESUBDIVISION OF LOTS 4,5,6,7,8,9 IN BLOCK 27, LOTS 2,3,5,6 IN BLOCK 25 AND BLOCKS 23 AND 24, CUMBERLAND NURSERIES of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. Kelvin Pennington, by Quitclaim Deed from J. Kelvin Pennington, married, of record in Instrument No. 20150521-0046951, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015, and recorded on May 21, 2015.

Being part of the same property conveyed to J. Kelvin Pennington, married, by Warranty Deed from Kari C. Smith and husband, Jason H. Smith, of record in Instrument No. 20150518-0045237, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015, and recorded on May 18, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of RESUBDIVISION OF LOTS 4,5,6,7,8,9 IN BLOCK 27, LOTS 2,3,5,6 IN BLOCK 25 AND BLOCKS 23 AND 24, CUMBERLAND NURSERIES, as recorded in Plat Book 161, Page(s) 139.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **322 Lutie Street, Nashville, TN 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.

Witness my/our hand(s) this the 18th day of June, 2025.

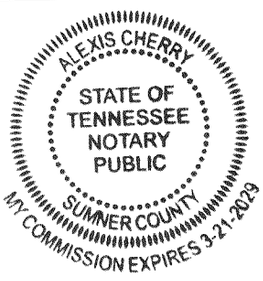
J. Kelvin Pennington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2025, before me personally appeared J. Kelvin Pennington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 18 day of June, 2025.

Affiant Signature

Date 6.18.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

