Prepared By and Return To:
Raulston and Associates, PLLC
345 Frazier Ave, Ste 103
Chattanooga, TN 37405

Karen Johnson Davidson County
Batch# 1293159 DEEDWARR
07/02/2025 02:36:30 PM 5 pgs
Fees: $28.00 Taxes: $869.50
20250702-0052461

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel No.
McFadden & Co. LLC 3247 Masonwood Drive Nashville, TN 37207	McFadden & Co. LLC 3247 Masonwood Drive Nashville, TN 37207	050 10 0 023.00

File No: 25-TT-2459

WARRANTY DEED

IN CONSIDERATION of One Dollar ($1.00) and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, Nader Wasif, married man (herein the "Grantor(s)"), do hereby sell, transfer, and convey unto, McFadden & Co., LLC, a Tennessee Limited Liability Company, (herein the "Grantee(s)"), the following described real estate:

See attached "Exhibit A"

SUBJECT to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

GRANTEE(S) herein assume(s) and agree(s) to pay all taxes assessed against said real estate for the year 2025.

TO HAVE AND TO HOLD the same unto the said, McFadden & Co., LLC, a Tennessee Limited Liability Company, its heirs and assigns, forever in fee simple.

Grantor(s) hereby covenant that Grantor(s) are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free, and unencumbered, except as hereinabove mentioned, and Grantor(s) will forever warrant and defend the same against all lawful claims.

WITNESS MY HAND(S) as of this 27 day of June, 2025.

Nader Wasif

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of June, 2025, before me personally appeared Nader Wasif, 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 27 day of June, 2025.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

STATE OF Tennessee
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 235,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant,
(As Grantee, Buyer, or Buyer's Representative)

Subscribed and sworn to before me on this the 30th day of June, 2025.

_____
Notary Public
My commission expires: 2/2/28

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, Being Lot No. 771 on the Plan of Parkwood Estates, Section Four, of record in Book 3300 Pages 79 and 80, Register's Office for Davidson County, Tennessee. Said Lot No.771 fronts 85.23 feet on the northerly margin of Masonwood Drive and runs back between lines 118.9 feet on the easterly line and 166.2 feet on the westerly line to a dead line in the rear on which it measures 79.8 feet.

Being the same property conveyed to Nader Wasif by Warranty Deed from Deja Turner-Sanders and Cartez Sanders and Nowell Hooten-Sanders dated March 11, 2025 and recorded on March 19, 2025 of recorded in Instrument No. 202503190019951, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Deja Turner-Sanders, Cartez Sanders and Nowell Hooten-Sanders by Quitclaim Deed from Christopher Stanton A.K.A. chris Sanders, a single man dated March 04, 2025 and recorded on March 19, 2025 of recorded in Instrument No. 202503190019950, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Deja Turner-Sanders, Cartez Sanders, Nowell Hooten-Sanders and Stanton A.K.A. chris Sanders by Affidavit of Heirship from Estate of John C. Sanders, deceased dated March 11, 2025 and recorded on March 19, 2025 of recorded in Instrument No. 202503190019949, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Deja Turner-Sanders, Cartez Sanders and Nowell Hooten-Sanders by Affidavit of Heirship from Estate of John C. Sanders, deceased dated October 24, 2024 and recorded on October 30, 2024 of recorded in Instrument No. 202410300083403, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John C. Sanders by Warranty Deed from Larry LaBron Scott and wife, Brenda Gail Scott dated May 23, 1994 and recorded on May 24, 1994 of recorded in Book 9357, Page 12, in the Register's Office of Davidson County, Tennessee.

This conveyance is made by Nader Wasif, a married man, (Herein the "Grantor") affirms that the subject property has never been used as the marital residence of the Nader Wasif and his spouse. Therefore, pursuant to applicable state law, the non-titled spouse's signature is not required on this deed, as the property is not subject to any marital homestead rights.

Parcel No.: 050 10 0 023.00
Being also known as 3247 Masonwood Drive, Nashville, TN 37207

CERTIFICATE OF AUTHENTICITY

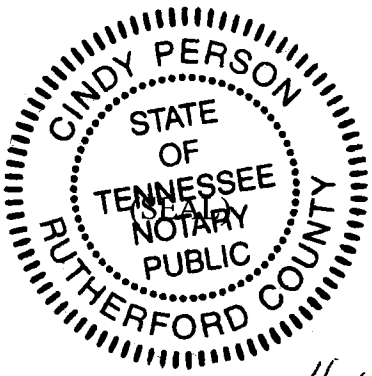
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-30-2025.

AR Steelman
Affiant Signature

7-2-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2 day of July, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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