Karen Johnson Davidson County
Batch# 1301024 DEEDWARR
07/23/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20250723-0058323

WARRANTY DEED

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

JM-C-25-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2.15.28.
(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)
Harris Holland	**Same As New Owner**	
(NAME)	(NAME)	**093-16-0-183.00**
96 Fain St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRIS HOLLAND, 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 the Southerly 82 1/2 feet of Lot No. 16 on the Plan of the Kocisis Property, not of record. Said part of said Lot No. 16 front 66 feet on the north side of Fain Street, and runs back between parallel lines with the west margin of Fairfield Avenue 82 1/2 feet to a dead line, on which fronts 66 feet.

Being the same property conveyed to Mohammed Naser by Warranty Deed from Tennessee Investment Group, LLC of record in Instrument No. 20160725-0076256 Register's Office for Davidson County, Tennessee, dated July 20, 2016 and recorded on July 25, 2016 and Notary Affidavit Recorded in Instrument No. 20160803-0080160.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20240614-0044713, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **96 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.

Witness my/our hand(s) this the 16th DAY OF JULY, 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 16th of July, 2025.

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



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

Tennessee Certification of Electronic Document

I, Dustin Shelby, 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 07/16/25 (date of document).

Dustin Shelby
Affiant Signature

07/23/25
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 23 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 04·18·2026

NOTARY'S SEAL

