Karen Johnson Davidson County
Batch# 1319033 DEEDWARR
09/05/2025 03:33:30 PM 7 pgs
Fees: $38.00 Taxes: $869.50
20250905-0071179

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this 4 day of September, 2025. Notary Public My commission expires: August 11, 2026

KARA WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. AUGUST 11, 2026

Address New Owner As Follows: Semyr Nagi 608 20th Avenue South Birmingham, AL 35205	Send Tax Bills To: Same	Map-Parcel Number: 09206061700 09206061800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **H A MEHTA ENTERPSISES INC,** which is referred

to as **H A MEHTA ENTERPRISES, INC.** in the previous conveyance, a Tennessee corporation, and **AMAL MEHTA** as the sole shareholder of **H A MEHTA ENTERPSISES INC** and conveying any and all interest he has in the assets of **H A MEHTA ENTERPSISES INC** (collectively, the "Grantors"), have bargained and sold, and by these presents do sell, transfer, and convey unto **SEMYR NAGI** (the "Grantee"), his heirs, and his assigns, effective as of the 5th day of August, 2025 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, his successors, and his assigns, forever; and Grantors covenant with the said Grantee that Grantors is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors further covenant and bind Grantors, its successors, its assigns, and his heirs, to warrant and forever defend the title to the said land to the said Grantee, his successors, and his heirs against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

H A MEHTA ENTERPRISES, INC.,
a Tennessee corporation being properly known as
H A MEHTA ENTERPSISES INC

By: _____
Name: AMAL MEHTA
Title: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amal Mehta, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of August, 2025.

_____
Notary Public

My Commission Expires: 3-31-2026

STEPHEN W GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Amal Mehta

AMAL MEHTA

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **AMAL MEHTA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of August, 2025.

Notary Public

My Commission Expires: 3-31-2026

STEPHEN W GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 14, as shown on the map entitled Map of Buchi's Subdivision of Lot No. 20 of McNairy's Subdivision, of record in Book 421, page 66, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 14 fronts 50 feet on the westerly side of 25th Avenue, North, formerly Foster Street, and runs back between parallel lines 153-1/3 feet, more or less, to an alley.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Map of Buchi's Subdivision of Lot No. 20 of McNairy's Subdivision, of record in Book 421, page 66, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 15 fronts 50 feet on the westerly side of 25th Avenue, North, formerly Foster Street, and runs back between parallel lines, 157 feet more or less to an alley.

Being the same property conveyed to AMEL MEHTA AND WIFE, RITA MEHTA, by deed from LOUIS J. RESHA, JR., of record as Instrument No. 20020128-0011632, dated December 31, 2001, Register's Office for Davidson County, Tennessee.

AMEL MEHTA A/K/A AMAL MEHTA AND WIFE, RITA MEHTA, conveyed said property to H A MEHTA ENTERPRISES, INC, A TENNESSEE CORPORATION, by Quitclaim Deed of record as Instrument No. 20230216-0011273, dated February 15, 2023, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes and assessments required to be paid in the year 2025 and subsequent years.

2. Matters shown on the Plan of record in Book 421, page 66, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Heather A. Derrick, 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 August 5, 2025.

Heather A Derrick
Affiant Signature

Date: September 4, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of September, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY