Karen Johnson Davidson County
Batch# 1320008 DEEDWARR
09/08/2025 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250908-0071730

THIS INSTRUMENT PREPARED BY:
Red Shoe Title, Inc.
625 S. Church St., Suite B
Murfreesboro, TN 37130
Ph.: 615-796-5478
Fax: 615-821-0717

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD) ss

The actual consideration for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me on this 8th day of September, 2025.

Notary Public

My Commission Expires: 2/29/28

WARRANTY DEED

ADDRESS OF NEW OWNERS:
Mohamed Khaire and Asli Ali
2145 Ransom Place
Nashville, TN 37127

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
135 14 0B 065.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Zachary D. McCollum, a single man** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) transfer and convey unto **Mohamed Khaire and Asli Ali, husband and wife** (hereinafter "Grantee(s)"), their heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, and being Lot No. 64 on the Plan of Ransom Place, Section Two, Phase Two, according to the plat of record in Book 7900, Page 526, and to which reference is hereby made for a more complete description.

Being the same property conveyed to Zachary D. McCollum, a single man, by Warranty Deed from Abdalla Y. Abdalla, married, and Maha A. Yakoub, dated January 22, 2020 and recorded on January 24, 2020 of recorded in Instrument No. 20200124-0009008, in the Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all matters and all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property located at 2145 Ransom Place, Nashville, TN 37217.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee(s), heirs and assigns, forever; and Grantor(s) do(es) covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do(es) further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of September, 2025.

Zachary D. McCollum

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Zachary D. McCollum, a single man**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who, after being duly sworn, made oath that the facts contained in the Affidavit are true and correct to the best of their knowledge.

WITNESS my hand and seal, at office, this 8th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 5/9/25



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill *(custodian's name)*, 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 September 8, 2025 *(date of document)*.

Custodian's Signature

9-8-2025
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 8 day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

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