Karen Johnson Davidson County
Batch# 1324678 DEEDWARR
09/22/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,319.79
20250922-0075514

WARRANTY DEED

BRANDON D PERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

G-IR-25-805

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)
Hasan Almahdi	**New Owner**	
(NAME)	(NAME)	**092-06-0-485.00**
805 25th Ave North	805 25th Ave North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37208	
(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, **RANDALL E. HALEY AND MARTHA J. BUTTERFIELD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HASAN ALMAHDI, A SINGLE MAN, AS SOLE OWNERSHIP** , 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. 3 on the Plan of Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 of the Boyd McNairy Tract of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 37 feet on the westerly side of 24th Avenue North, (a/k/a 25th Avenue North), and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Randall Haley by Warranty Deed from Kimberly Payne and Tillman W. Payne, a married couple of record in Instrument No. 20170222-0017843 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on February 22, 2017.

Being the same property conveyed to Randall E. Haley and Martha J. Butterfield, husband and wife by Quitclaim Deed from Randall Haley of record in Instrument No. 20190813-0080603 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 13, 2019.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 121, 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: **805 25th Ave North, Nashville, Tennessee 37208**.

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 19th DAY OF SEPTEMBER, 2025.

Randall E. Haley by Margaret Means, Attorney in Fact
Randall E. Haley by Margaret Means,
Attorney in Fact

Martha J. Butterfield by Margaret Means, Attorney in Fact
Martha J. Butterfield by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RANDALL E. HALEY AND MARTHA J. BUTTERFIELD, and who acknowledged he/she/they executed the same as the free act and deed of the said RANDALL E. HALEY AND MARTHA J. BUTTERFIELD.

Witness my hand and official seal, this the 19th of September, 2025.

April Bennett
Notary Public
My Commission Expires: _____
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 19, 2025.

J. Carlton Drumwright

September 19, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 19, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY