Karen Johnson Davidson County
Batch# 1327780 DEEDWARR
09/29/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20250929-0077217

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Mina Nasim 215 Meridian Drive Smyrna, TN 37167	CMG Mortgage, Inc., dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	043-06-0-209.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Cama Sdira, LLC, FBO Richard A. Becker IRA LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Mina Nasim, a married man,** hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING **Lot No. 307 on the Plan of Madison Park, Section 3**, as of record in Book 3500, page 104, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to **Cama Sdira, LLC FBO Richard A. Becker IRA** by Warranty Deed from Donald Irwin and wife Lillian B. Irwin, of record in Instrument Number 20120928-0088435, and recorded on September 28, 2012, Register's Office for Davidson County, Tennessee.

This property commonly known as 501 Roosevelt Avenue, Nashville, TN 37115.*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 24th day of September, 2025:

CAMA SDIRA LLC FBO RICHARD A. BECKER IRA LLC, A LIMITED LIABILITY COMPANY

By: x Daniel Cory

Name: DAN CORY

Title: CAMA V.P.

STATE OF ~~Tennessee~~ PENNSYLVANIA)
)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid,

personally appeared DANIEL CORY (Print Name of Signer), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath

acknowledged such person to be the VICE PRESIDENT (Print Title of Signer) of **CAMA SDIRA LLC FBO RICHARD A. BECKER IRA LLC, A LIMITED LIABILITY COMPANY**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **CAMA SDIRA LLC FBO RICHARD A. BECKER IRA LLC, A LIMITED LIABILITY COMPANY** for the purposes therein contained.

Witness my hand and official seal on this the 24 day of **September, 2025:**

Donna M Iannuzzi
NOTARY PUBLIC

My Commission Expires: 10/14/2025

Commonwealth of Pennsylvania - Notary Seal
DONNA M IANNUZZI - Notary Public
Montgomery County
My Commission Expires October 14, 2025
Commission Number 1218849

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$291,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26th DAY OF September, 2025.

Notary Public

My Commission Expires: 11/2/26

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Read & approved Richard A. Becker IRA

Certification of Recorded Documents

I, Jamie C. Polk, 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 26, 2025.

(AFFIANT) – Jamie C. Polk

09/26/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of September, 2025.

My commission expires: 1/24/28

Notary Public

