2nd

BOX 10-A

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1331674 | DEEDWARR
10/08/2025 09 46 59 AM | 2 pgs
Fees $13 00 Taxes $8,417 50

20251008-0080277

File #25-TC-2406-COMP

(SEAL)
KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2025

Notary Public
MY COMMISSION EXPIRES 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Asma Ahmad	SAME AS OWNER	
(NAME)	(NAME)	
2406 Oakland Avenue		**104-16-0-285**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

HAMPTON INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ASMA AHMAD,

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 South Half of Lot No 171 on the Plan of BELMONT LAND COMPANY'S PLAN OF LOTS CALLED "BELMONT HEIGHTS", as the same appears of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee

Said South Half Lot No 171 fronts 50 feet on the Easterly side of Oakland Avenue and extends back 130 feet, more or less, on the Northerly line, and 143 feet, more or less, on the Southerly line, to an alley in the rear, which measures 51 feet, more or less, thereon

Being the same property conveyed to Hampton Investment Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Nashatlantic Holdings, LLC, a Tennessee limited liability company, of record in Instrument No 20241008-0078079, in the Register's Office of Davidson County, Tennessee, dated October 7, 2024 and recorded on October 08, 2024

Being the same property conveyed to Nashatlantic Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from LH2 Investments LLC, a Tennessee limited liability company, of record in Instrument No 20221007-0110561, in the Register's Office of Davidson County, Tennessee, dated September 30, 2022 and recorded on October 07, 2022

Being the same property conveyed to LH2 Investments LLC, a Tennessee limited liability company, by Warranty Deed from Pamela M Stott, Catherine Myrhum, Mark C Myrhum and Mary Sue Myrhum Opay as the heirs and Beneficiaries of the Estate of Robert S Whitman, of record in Instrument No 20210616-0081622, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 16, 2021

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS CALLED "BELMONT HEIGHTS", as recorded in Plat Book 421, Page(s) 34
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 388, Page 531
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No 20210813-0109338
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No 20220120-0007730

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **2406 Oakland Avenue, Nashville, TN 37212**.

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 3rd day of October, 2025

Hampton Investment Properties, LLC, a Tennessee Limited Liability Company

By _____
Whitson Lowe, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Whitson Lowe, Sole Member of Hampton Investment Properties, LLC, 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 Sole Member of Hampton Investment Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Whitson Lowe, Sole Member of Hampton Investment Properties, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member

Witness my hand and seal, at office in Nashville, TN, this 3rd day of October, 2025

_____
Notary Signature

Printed Name _____

My commission expires _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027