This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1332245 DEEDWARR
10/09/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20251009-0080696

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $359,900.00

Affiant Signature

Subscribed and sworn to before me on this the 24th Day of Sept, 2025.

Notary Public

My Commission expires 10/25/27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Katherine Filisky and William A. Filisky
1806 15th Ave. N, Unit A
Nashville, TN 37208

SEND TAX BILLS TO:
Katherine Filisky and William A. Filisky
1806 15th Ave. N, Unit A
Nashville, TN 37208

MAP AND PARCEL NUMBER: 081 07 3C 001.00

WARRANTY DEED
25NT01204

Effective the 24 Day of Sept, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Abdul Qudus, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Katherine Filisky and William A. Filisky, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Buchanan Nordic Residences, as shown on Exhibit "B" of Buchanan Nordic Residences, of record in Instrument No. 20170421-0039410, as Amended in Instrument No. 20200821-0094692, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Abdul Qudus by Warranty Deed from Philip Rykwalder, unmarried as recorded 11/02/2023 in Book NA at Page NA as Document 20231102-0085950.

Commonly Known As: 1806 15th Ave N #A, Nashville, TN 37208

Tax ID: 081 07 3C 001.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24 day of September, 2025

Abdul Qudus

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Abdul Qudus, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/24/25 (date of document).

Affiant Signature

10/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of OCT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26