Karen Johnson Davidson County
Batch# 1339354 DEEDWARR
10/29/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20251029-0086107

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $569,900.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2025.

Notary Public
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Muhammad Ahmed Tajammul Chaudhry **Bismah Tahir**		**072050E00200CO**
911B Thomas Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Anthony Pacelli and Kelly Pacelli, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Muhammad Ahmed Tajammul Chaudhry and Bismah Tahir, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, 911 Thomas Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as established by Declaration of Protective Covenants, Conditions, and Restrictions for 911 Thomas Avenue, a Townhouse Planned unit Development, of record in Instrument No. 20170525-0051971, Register's Office for Davidson County, Tennessee, and being shown on plan attached thereto as Exhibit B, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Anthony Pacelli and Kelly Smith, as tenants in common, by Quitclaim Deed from Anthony Pacelli,dated April 2, 2021, of record in Instrument No. 20210419-0052262, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Kelly Smith is now known as and is one and the same person as Kelly Pacelli.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 911B Thomas Ave, Nashville, TN 37216.

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; and we do covenant with the 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 in 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 GRANTEES, 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.

_____ Date: 10/26/21
Anthony Pacelli

_____ Date: 10/26/21
Kelly Pacelli

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anthony Pacelli and Kelly Pacelli, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October 2021.

MARK B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/03/2025 DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 5/3/25

Certificate of Authenticity

I, Ryan Lux, 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 **October 28, 2025**.

Date

Affiant Signature

10/28/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029