Karen Johnson
Batch # 1345794
11/13/2025 02 12 00 PM
Fees $18 00 Taxes $518 00
Davidson County
DEEDWARR
3 pgs
20251113-0090596

Name and Address of New Owner:
Garden Street Partnership
PO Box 641
Dickson, TN 37056

Send Tax Bills To:
New owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Return to
Kudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-GTP-25-3

Map & Parcel No: 105 04 0 191.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **3 Garden St LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Garden Street Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 53 TRIMBLE'S 1ST ADDITION to the City of Nashville, Tennessee which fronts 25 feet on the South side of Garden Street and runs back between parallel lines 120 feet to a 12 foot alley as the same is number and delineated in Plat Book 1, Page 41, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to **George N. Degerberg, married**, by Warranty Deed from **Dave Childers, married**, of record in Instrument No 20070606-0067648, Register's Office for Davidson County, Tennessee, dated May 31, 2007, and recorded on June 6, 2007.

Being the same property conveyed to **Qani Ismail** by Final Decree Confirming Sale Deed from **Cristi Scott, Clerk and Master**, of record in Instrument No. 20121108-0103332, Register's Office for Davidson County, Tennessee, dated October 15, 2012, and recorded on November 8, 2012.

The said George N Degerberg subsequently redeemed the property on December 20, 2013, pursuant to Decree for Redemption in MB134, Page 19, in the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to **Martinzie Collins** by Final Decree Confirming Sale Deed from **Maria M. Sales, Clerk and Master**, of record in Instrument No. 20180815-0080893, Register's Office for Davidson County, Tennessee, dated July 24, 2018, and recorded on August 15, 2018; see also Report of Sale in Instrument No. 20180626-0061451.

The said George N. Degerberg having subsequently redeemed the property on December 9, 2019, according to Decree for Redemption in Tax Civil Action No. 17-236-II in the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to **Ramla Mohamed and Salad Nur, wife and husband**, by Final Decree Confirming Sale Deed from **Maria M. Sales, Clerk and Master**, of record in Instrument No. 20220303-0024516, Register's Office for Davidson County, Tennessee, dated February 12, 2022, and recorded on March 3, 2022, see also Report of Sale in Instrument No. 20211223-0170029.

Further being the same property conveyed to **3 Garden St., LLC, a Tennessee Limited Liability Company**, by Warranty Deed from **Ramla Mohamed and Salad Nur, wife and husband**, of record in Instrument No. 20230418-0028437, Register's Office for Davidson County, Tennessee, dated April 17, 2023, and recorded on April 18, 2023.

Further being the same property conveyed to **3 Garden St., LLC, a Tennessee Limited Liability Company**, by Quitclaim Deed from **George N. Degerberg**, of record in Instrument No. 20230830-0068110, Register's Office for Davidson County, Tennessee, dated and recorded on August 30, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2025.

3 Garden St LLC, a Limited Liability Company

By: _____ (SEAL)
Mohammed Naser, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. Houston Akin, of the state and county mentioned, personally appeared Mohammed Naser, Sole Member of 3 Garden St 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 3 Garden St LLC, the within named bargainor, a Limited Liability Company, and that such Mohammed Naser, Sole Member of 3 Garden St 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 Davidson County, Tennessee this 6th day of November, 2025.

Notary Signature

Printed Name: R. Houston Akin

My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of November, 2025.

Notary Signature
My commission expires:

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027