This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1346413 DEEDWARR
11/14/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20251114-0091035

STATE OF TENNESSEE
COUNTY OF **Davidson**

Actual consideration or value, whichever is greater is $2,350,000.00.

Rhonda Nassar
Affiant

Subscribed and sworn before me this the 14 th day of November, 2025.

I. M. Corriveau
Notary Public
My commission expires: 01/22/2029

I M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
SHADY NAKHLA AND RHONDA NASSAR 4201 Farrar Ave. Nashville, TN 37215	**Flagstar Bank, N.A.** **5151 Corporate Drive** **Troy, MI, 48098**	131-02-4R 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARDSON VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHADY NAKHLA AND RHONDA NASSAR, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 4201 Farrar Avenue Residences, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220714-0081019, 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 a part of the same property conveyed to Richardson Ventures, LLC, a Limited liability company by Warranty Deed from Bars Hooper Holdings, LLC, dated June 24, 2022 and recorded July 6, 2022 in Instrument No. 20220706-0078051, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4201 Farrar Ave., Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of November, 2025.

Richardson Ventures, LLC, a Tennessee Limited liability company

BY: _____
John Scott Richardson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Scott Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said John Scott Richardson as such Member.

Witness my hand and official seal this 14th day of November, 2025.

My commission expires: 6/14/2026

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **November 14, 2025**

Affiant Signature

11/14/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 14, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY