Karen Johnson Davidson County
Batch# 1348243 DEEDWARR
11/20/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.38
20251120-0092681

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BG-SRE-25-1504

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sakan Fakhrulddin and Sherwan Karmin	NEW OWNER	
(NAME)	(NAME)	**108-12-0-246.00**
1504 Trailwood Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **CURTIS MAJORS, II, TRUSTEE OF THE CURTIS MAJORS, II REVOCABLE TRUST DATED JUNE 07, 2024, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAKAN FAKHRULDDIN, A SINGLE MAN, AND SHERWAN KARMIN, A SINGLE MAN, TENANTS IN COMMON**, 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 Lot 89, Trailwood, Section 5, of record in Book 6900, pages 477, 478, and 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Curtis Majors, II, Trustee of the Curtis Majors, II Revocable Trust dated June 07, 2024, and any amendments thereto by Warranty Deed from Curtis J. Majors, a widower of record in Instrument No. 20240628-0048888 Register's Office for Davidson County, Tennessee, dated June 07, 2024 and recorded on June 28, 2024. Scriveners Affidavit recorded simultaneously herewith of record in Instrument No. **20251119-0092345**, Register's Office for Davidson County, Tennesse.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 477, 478 and 479, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8078, Page 521 and amended in Book 6128, Page 361, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1504 Trailwood Ct., Nashville, Tennessee 37214**.

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 18 DAY OF NOVEMBER, 2025.

Curtis Majors, II, Trustee of the Curtis Majors, II Revocable Trust dated June 07, 2024, and any amendments thereto

BY: _____
Curtis J. Majors, II
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS J. MAJORS, II, TRUSTEE of CURTIS MAJORS, II, TRUSTEE OF THE CURTIS MAJORS, II REVOCABLE TRUST DATED JUNE 07, 2024, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of November, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 November 18, 2025

Affiant Signature

November 18, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18 day of November, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY