3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Drive, Suite 140**
**Franklin, TN 37067**

**CRT File No. 251052556**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,185,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 21 day of November, 2025.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-27

Karen Johnson
Batch # 1350006
11/24/2025 10 06 16 AM
Fees $13 00 Taxes $4,384 50

Davidson County
DEEDWARR
2 pgs

20251124-0093519

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joshua D. Berkman<br>7715-F Sawyer Brown Rd<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>128 00 0 203.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ahmad Rabi, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua D. Berkman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of POMA SUBDIVISION, of record in Plat Instrument No. 20200630-0070589, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ahmad Rabi, an unmarried man, by Warranty Deed from Donald S. Elias III, unmarried, of record in Instrument No. 20250210-0009684, in the Register's Office of Davidson County, Tennessee, dated February 07, 2025 and recorded February 10, 2025.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POMA SUBDIVISION, as recorded in Plat Instrument No. 20200630-0070589.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4528, Page 468.

Agreement for Installation of Grinder Pump - Pressure Sewer System as set forth in instrument recorded in Instrument Nos. 20180105-0001716 and 20250221-0012844.

Attention is directed to the fact that one or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.

This is improved property located at 7715-F Sawyer Brown Rd Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of November, 2025.

Ahmad Rabi

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ahmad Rabi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2025.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028