WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353322 DEEDWARR
12/03/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,089.10
20251203-0096061

STATE OF ~~TENNESSEE~~ Wyoming
COUNTY OF ~~DAVIDSON~~ Albany
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,350.00

Pamela A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21ST~~ 20th DAY OF NOVEMBER, 2025.

Alexia Jones
Notary Public

MY COMMISSION EXPIRES: 9.14.28

(AFFIX SEAL)

ALEXIA JONES
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 148689
MY COMMISSION EXPIRES: SEPTEMBER 14, 2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Said Naseef	ARC Home LLC	026-05-0-010.00
(NAME) 208 Roscoe Street	(NAME) 224 Strawbridge Dr #200	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Morristown, NJ 08057	
(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 considerations, the receipt of which is hereby acknowledged, I/we Pamela A Brown, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Said Naseef, a married man, hereinafter called the GRANTEE(S), his/her/their 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 Lot Nos. 6 and 7 on the plan of BLOCK "D", of Roscoe Place Subdivision at Goodlettsville, as shown by plat of record in Book 843, Page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pamela A. Brown, unmarried by Warranty Deed from R. Newell Finchum, as Trustee of The Sarah Mitchum Revocable Management Trust Agreement dated November 20, 2000, dated 06/19/2012, of record in Instrument No. 20120625-0055179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 208 Roscoe Street, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the ~~21st~~ 20th day of November, 2025.

Pamela A. Brown
Pamela A Brown

State of ~~Tennessee~~ Wyoming
County of ~~Wilson~~ Albany AS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela A Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~21st~~ 20th AS day of November, 2025.

Notary Public:
My Commission Expires: 9/14/28

ALEXIA JONES
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 148689
MY COMMISSION EXPIRES: SEPTEMBER 14, 2028

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 21, 2025.

J. Carlton Drumwright

November 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY