Karen Johnson Davidson County
Batch # 1358785 DEEDWARR
12/17/2025 08:12:02 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20251217-0100105

Property Addresses:
920 N 6th Street
Nashville, TN 37207

New Property Owner:
Bernard Salameh
1212 Laurel Street, Apt. 505
Nashville, TN 37203

Map & Parcel Number(s):

082-04-0-101.00

Mail tax bills to:
Bernard Salameh
1212 Laurel Street, Apt. 505
Nashville, TN 37203

This instrument prepared by:
Upland Title, LLC
1705 Ashley Circle
Bowling Green, KY 42104
(270) 282-4976

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant, Bernard Salameh

Subscribed and sworn to before me this the 15th day of December, 2025.

Notary Public, ID #KYNP40928
My Commission Expires: 01/23/2026

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15th day of December, 2025, by and between **Adrian Gheorghe**, whose mailing address is 1041 E Trinity Lane, Nashville, TN 37216, party of the first part (**Grantor**), and, and **Bernard Salameh**, whose mailing address is 1212 Laurel Street, Apt. 505, Nashville, TN 37203, party of the second part (**Grantee**),

WITNESSETH: That for and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47, as shown on the map entitled Sharpe and Crutcher's Addition, of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

SOURCE OF TITLE:Being the same property conveyed to Adrian Gheorghe from Harry from the Cleveland Street Missionary Baptist Church, by Warranty Deed dated December 14, 2023, and of record in Instrument #20231215-0096996, in the office of the Davidson County Register.

This deed is prepared with information provided by the purchasers closing agent. Preparer makes no representation with regard to the completeness and accuracy of the information provided, and this conveyance is made subject to any matter(s) affecting the subject property not included in the information provided by the purchasers closing agent.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, jointly with rights of survivorship,their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

2025 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and easement of record in Plat Book 57 Page 82, in the office of the Davidson County Register.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Adrian Gheorghe

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COMMONWEALTH OF)
KENTUCKY)*ss*
COUNTY OF WARREN)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Adrian Gheorghe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 15th day of December, 2025.

Joseph Ryan Loney
Notary Public & Online Notary Public
Kentucky, State at Large
Notary ID KYNP40928
My Commission Expires 01-23-2026

Notary Public ID # KYNP40928
My Commission expires: 01/23/2026

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(FOR RECORDING DATA ONLY)