Karen Johnson Davidson County
Batch # 1367753 DEEDWARR
01/09/2026 08:27:52 AM 2 pgs
Fees: $13.00 Taxes: $1,556.78
20260109-0001985

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JO ANN NORTH, WIDOWED**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMED NASER, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Property located on the East side of Hudson Road in Madison, 9th Councilmanic District of Davidson County, Tennessee. Being part of parcel 58.00 on Davidson County Property Map 63 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN R.L.S. #2395, dated October 3, 2024 and known as Job No. 24-066, as follows:

Tract 2:
Beginning at an iron pin set in the easterly right-of-way of Hudson Road, 25 feet from the center, at the Northwest corner of the herein-described tract. Said beginning pint being located S 21°53'14" E - 362.44', as measured along the easterly right-of-way of Hudson Road, from an iron pin at the Northwest corner of Tract 1 of this same survey and the Southwest corner of the Leah Ashley Quinton & Brennon I. Gomm property (Map 63 Parcel 254.00) of record in Deed Book 20170703-0066581, R.O.D.C., TN., and being located 57.36' from the Southwest corner of Tract 1 and being located approximately 2011' in a northwesterly direction from Menees Lane.

Thence, from said POINT OF BEGINNING, leaving the easterly riht-of-way of Hudson Road, with a new line which is 50' south of and parallel to the south line of Tract 1, severing the Stephen and Jo Ann North property, of which this is a part, S 82°33'01" E - 751.38' to an iron pin set in the fence at the Northeast corner of the herein-described tract. Thence, with a new line and generally with an old fence, S 02°57'33" E - 159.81' to an iron pin set in a fence; Thence S 02°28'12" E - 160.63' to an iron pin set in the fence at the Southeast corner of the herein-described tract. Thence, with a new line, N 82°33'01" W - 630.66' to an iron pin set in the easterly right-of-way of Hudson Road at the Southwest corner of the herein-described tract. Thence, leaving the line of Stephen and Jo Ann North, along the easterly right-of-way of Hudson Road, 25 feet from the center, N 21°53'14" W - 361.80' to the POINT OF BEGINNING, containing 5.01 acres.

Being a portion of the same property conveyed to Stephen North and wife, Jo Ann North, as tenants by the entirety by Warranty deed from Nancy G. Batey, Charles B. Batey and wife, Mary Lu Batey, William E. Batey, Trustee with full power to sell, William E. Batey and wife, Bettye Joyce Batey and Benjamin E. Batey and wife, Ruth Gayle Batey, Trustees of record in Book 9535, page 483, Register's Office for Davidson County, Tennessee, dated November 28, 1994 and recorded on December 02, 1994.

The said Stephen North having died on or about December 28, 2020.

This is unimproved property known as 0 HUDSON ROAD, MADISON, TN 37115.

RESTRICTION: This property shall be used onlt for one (1) single family home and shall not be divided for multiple dwellings. This restriction shall run with the land and be binding on all successors in interest

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 22ND day of DECEMBER 2025.

JO ANN NORTH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JO ANN NORTH, the within named bargainors, 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.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 22ND day of DECEMBER 2025.

Notary Public
My Commission Expires: 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $420,750.00

Affiant

Subscribed and sworn to before me, this the 22ND day of DECEMBER 2025.

NOTARY PUBLIC
My commission expires 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
MOHAMMED NASER
710 W OLD HICKORY BLVD.
MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).: P/O 063000/058.00