WARRANTY DEED

Karen Johnson Davidson County
Batch# 1368059 DEEDWARR
01/09/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20260109-0002395

JM-P-25-6002B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Aleksandra Gallan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2026.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

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)
Jonathan Casel and Aleksandra Gallan	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME) **6002 B Louisiana Ave**	(NAME) **408 Highway 76**	**091-02-0-228.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **White House, TN 37188**	
(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, **MOHAMMED NASER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN CASEL, AN UNMARRIED MAN, AND ALEKSANDRA GALLAN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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, described as follows:

Beginning on Louisiana Avenue, 78 feet from the northwest corner of Louisiana Avenue and 60th Avenue North, and running thence westwardly along the north margin of Louisiana Avenue 22 feet, thence at right angles northwardly 150 feet to the south margin of an alley, thence eastwardly along the south margin of said alley 22 feet to a point 78 feet from the west margin of 60th Avenue, thence at right angles southwardly 150 feet to the beginning.

Being the same property conveyed to Mohammed Naser by Warranty Deed from David Bush, Jerry Bush, Judy Westerman,Christy Taylor, and Ashley Wesson, of record in Instrument No. 20240816-0062955, dated August 13, 2024, and recorded on August 16, 2024, Register's Office of Davidson County, Tennessee

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6002 B Louisiana Ave, Nashville, Tennessee 37209**.

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 8th DAY OF JANUARY, 2026.

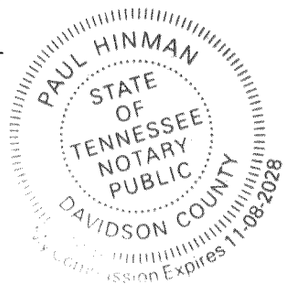
Mohammed Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMED NASER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, **Tammy Carney,** 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 this the 8th day of January, 2026.

Affiant Signature
Date 1-8-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

