WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

M Naser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/16/2026
(AFFIX SEAL)

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

JM-TJC-26-2422

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)
Mohammed Naser	**Same As New Owner**	
(NAME)	(NAME)	**092-06-0-651.00**
2714 Dickerson Pk		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **AVI ELFERSY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMED NASER, UNMARRIED,** 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, being Lots Nos. 3 in G.W. Ashcroft's Subdivision of Lot No. 11 of Boyd's McNairy Plan of record in Book 57, Page 59, said lots each front on Hardin Street (36) thirty six feet each No. 3 running back between parallel lines 68 feet and 8 inches, and said lot No. 4 running back between parallel lines (71) seventy one feet, being two of the said lots deeded to J.T. Wilson by A. Menefae by deed dated October 17, 1809.

Being a portion of the same property conveyed to Avi Elfersy, married by Warranty Deed from ADS of South Florida, LLC of record in Instrument No. 20200714-0077086 Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 14, 2020.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 57, Page 59, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2422 Booker St, Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch # 1371140 **DEEDWARR**
01/20/2026 01:32:20 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20260120-0004422

Witness my/our hand(s) this the 15th DAY OF JANUARY, 2026.

Avi Elfersy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AVI ELFERSY, 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 15th of January, 2026.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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