Karen Johnson Davidson County
Batch# 1371819 DEEDWARR
01/22/2026 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260122-0005398

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202511021

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$280,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of January, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

WARRANTY DEED

THIS INDENTURE, made this 20th day of January, 2026, among:

GRISELDA RODRIQUEZ

MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MOHAMMED NASER
UNMARRIED
its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Joiner Tract, of record in Book 2, page 122, Chancery Court at Nashville, Tennessee, described according to a loan survey by T. R. Sanford, August 8, 1958, as follows:

Said Lot No. 23 fronts 50 feet on the southerly side of Joyner, formerly Joiner, Avenue and runs back between lines 149.2 feet on the easterly line and 148.4 feet on the westerly line to a 16 foot alley on which it measures 50 feet.

Being the same property conveyed to Blas Rodriguez and wife, Griselda Rodriguez by deed from Wyvonnia Brooks, dated October 7, 2005, of record in Instrument No. 20051018-0125530, Register's Office for Davidson County, Tennessee. The property was further conveyed to Griselda Rodriguez, married by deed from Blas Rodriguez and Griselda Rodriguez, married, dated February 27, 2014, of record in Instrument No. 20140502-0037491, said Register's Office.

Being also known as 311 Joyner Avenue, Nashville, TN 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Griselda Rodriquez

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 20th day of January, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Mohammed Naser
Address: 311 Joyner Avenue
City, State, Zip: Nashville, TN 37210

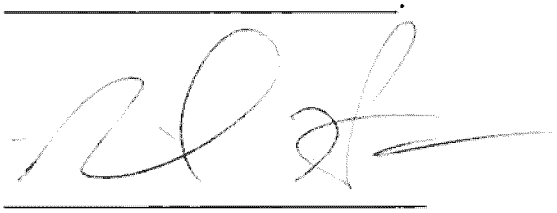
Responsible Party For Taxes:

Name: Mohammed Naser
Address: 2715 Dickerson Pike
City, State, Zip: Nashville TN 37207

Tax ID: 119-05-332.00

Certificate of Authenticity

I, Nick Harris, 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 1/20/26.



Affiant Signature

1/20/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of January, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

