WARRANTY DEED

Karen Johnson
Batch # 1379503
02/12/2026 01:20:13 PM
Fees: $13.00 Taxes: $370.00

Davidson County
DEEDWARR
2 pgs

20260212-0011251

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohammed Naser	NEW OWNER	Map: 08114018700
(NAME) 1600 24th Ave. N.	(NAME) 710 W Old Hickory Blvd	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BENJAMIN KOZAKIEWICZ AKA BENJAMIN KOZAKIEWICE, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MOHAMMED NASER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 2, Final Plat of The A Way Up LLC Subdivision, as shown by plat and survey of record in Instrument No. 20191108-0115505, Register's Office for said County, to which plat reference is here made for a more complete and detailed description thereof.

Being the same property conveyed to Benjamin Kozakiewicz (erroneously shown as Benjamin Kozakiewice on prior deed), unmarried, by deed from A Way Up LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201007-0116079, dated October 1, 2020, Register's Office for said County.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM C-25-2112

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20191108-0115505, said Register's Office; (3) All matters of record in Book 421, Page 188, in the Register's Office for Davidson County, Tennessee.

Benjamin Kozakiewicz and Benjamin Kozakiewice being one and the same person.

unimproved ☒
This is improved ☐ property, known as 1600 24th Ave. N., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 10th day of February, 2026.

Benjamin Kozakiewice
Benjamin Kozakiewicz

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal this, 10th day of February, 2026.

My Commission Expires: 10/25/2027

Notary Public

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 2/10/26.

Affiant Signature February 12, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 12th day of February, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028