Karen Johnson Davidson County
Batch# 1380486 DEEDWARR
02/12/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260212-0011411

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Montez Beech
Affiant

Subscribed and sworn to before me, this 11 day of February, 2026.

Notary Public
My commission expires:
11/17/2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Montez Beech	**Citizens Savings Bank & Trust Co.**	**060 03 0 069.00**
143 Southridge Dr	**1917 Heiman Street**	
Nashville, TN 37207	**Nashville, TN, 37208**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Amanullah Mohammadi, unmarried

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

Montez Beech, SINGLE MAN

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

Land in Davidson County, Tennessee being Lot 50, as shown on the map entitled SECTION ONE, OAK PARK SUBDIVISION, of record as Plat Book 3600, Page 84, as amended in Book 3864, Page 82, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot fronts 137.25 feet on the Northerly side of South Ridge Drive and runs back 167.21 feet on the Easterly Line and 159.32 Feet on the Westerly line, to a dead line in the rear on which it measures 65.79 feet.

Being the same property conveyed to Amanullah Mohammadi, by Substitute Trustee's Deed from Clear Recon, LLC, Substitute Trustee, of record in Instrument No. 20251104-0087809, in the Register's Office of Davidson County, Tennessee, dated October 31, 2025 and recorded on November 04, 2025.

Being the same property conveyed to Armechie Omeleshun Pugh, by Final Decree of Divorce from Raymond Wesley Pugh, of record in Instrument No. 20180925-0094751, in the Register's Office of Davidson County, Tennessee, dated April 17, 2018 and recorded on September 25, 2018.

Being the same property conveyed to Armechie Omeleshun Pugh, by Final Decree of Divorce from Raymond Wesley Pugh, of record in Instrument No. 20180717-0069650, in the Register's Office of Davidson County, Tennessee, dated April 17, 2018 and recorded on July 17, 2018.

Being the same property conveyed to Raymond W. Pugh and Armechie O. Pugh, Husband and Wife, by Warranty Deed from Karen Y. Collier, Unmarried, of record in Instrument No. 20110224-0015336, in the Register's Office of Davidson County, Tennessee, dated February 24, 2011 and recorded on February 24, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 143 Southridge Dr, Nashville, TN 37207.

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 in 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.

Amanullah Mohammadi Date 2/11/26

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Amanullah Mohammadi, the within named Grantor(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, at office, this 11th day of February 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 **February 11, 2026**

Affiant Signature

02/12/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 12, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY