Karen Johnson Davidson County
Batch# 1389331 DEEDWARR
03/06/2026 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,914.75
20260306-0018114

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-8122-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $517,500.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2026.

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

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Springer Moore and Madyson Moore 2215 11th Avenue North Nashville, TN 37208	Pentagon FCU and/or the Secretary of Veterans Affairs P.O. Box 100538 Florence, SC 29502	081 03 1D 002.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ahmad Imtiaz Nasir and Sarah Beisler Nasir, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Robert Springer Moore and Madyson Moore, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2215 of the 2215 11TH AVENUE NORTH TOWNHOMES, as established by the Declaration of Covenants, Conditions and Restrictions for the 2215 11th Avenue Townhomes of record in Instrument No. 20170503-0043780, and as further detailed by plat as shown on Exhibit "C" of said Declaration, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ahmad Nasir and Sarah Nasir, husband and wife, by Warranty Deed from Julian R. Vaca and Katie M. Vaca, Husband and Wife, of record in Instrument No. 20200123-0008616, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020 and recorded on January 23, 2020.

This is improved property located at: **2215 11th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2026.

GRANTOR:

Ahmad Imtiaz Nasir

Sarah Beisler Nasir

STATE OF California
COUNTY OF Santa Clara

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ahmad Imtiaz Nasir and Sarah Beisler Nasir, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2026.

WEI CHEN
Comm. #2395106
Notary Public · California
Alameda County
Comm. Expires Mar 26, 2026

Notary Public
My Commission expires: 03/26/2026

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 3/5/2026 (date of document).

Affiant Signature

3/5/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5 day of MARCH, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL