Karen Johnson Davidson County
Batch# 1393818 DEEDWARR
03/17/2026 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20260317-0021066

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NexGen Realty Group, LLC, a Limited Liability Company	New Owner	
(NAME) 305 Dutch Falls Cove	(NAME)	086-16-0-07400
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Molud Hadi Al-Sorify, a married person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NexGen Realty Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, Lot No. 78 on the Plan of Section 5, Valley Grove, of record in Book 5200, Page 582, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 44.54 feet on the northerly margin of Valley Grove Court and extends back 115.99 feet on the broken easterly lines and 107.41 feet on the westerly line to a dead line in the rear, measuring 129.00 feet thereon.

Being the same property conveyed to Molud Hadi Al-Sorify by Divorce Decree dated 09/11/2020 and recorded on 09/11/2020 as Instrument Number 20200911-0103888 in the Official Records of the Davidson County Register of Deeds.

This property is not a marital residence of the Grantor, and as such, is not subject to any homestead, dower or other marital insterest as contemplated by T.C.A 260-2-307 or any other similar statute.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 604 Valley Grove Court, Nashville, TN 37076

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 13th day of March, 2026.

Molud Hadi Al-Sorify

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 2026, before me personally appeared Molud Hadi Al-Sorify, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2026.

Notary Signature
My commission expires:
11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Rozalind Ruth, 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 3/13/2026 (date of document).

Affiant Signature

3/13/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027