WARRANTY DEED

Karen Johnson Davidson County
Batch# 1399918 DEEDWARR
03/31/2026 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20260331-0025582

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anderson Souktakith	New Owner	Parcel ID: 060-02-0-239.00
(NAME)	(NAME)	
3061 Richmond Hill Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mohammad Anwar, Trustee of the M ohammad Anwar Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anderson Souktakith, an unmarried 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 No. 169, as shown on the map entitled Section One, Parkwood Estates, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Anwar Mohammad from Patricia Fields, both individually and as Executrix of the Estate of Hershell Donnell, Sr., and Tamelar Readus and Cheryl Anderson as Devisees under the Estate of Hershell Donnell, Sr. by Special Warranty Deed dated December 7, 2021 and recorded on December 8, 2021 in Instrument No. 20211208-0162783, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mohammad Anwar, as Trustee of the Mohammad Anwar Living Trust dated February 21, 2024 from Mohammad Anwar, also known as Anwar Mohammad by Quitclaim Deed dated February 21, 2024 and recorded on February 27, 2024 in Instrument No. 20240227-0013076, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3061 Richmond Hill 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 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 our hands this 30th day of March, 2026.

Mohammad Anwar Living Trust

BY: _____
Mohammad Anwar
Trustee

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Mohammad Anwar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustee of the Mohammad Anwar Living Trust, the within named bargainor, and that they as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 30th day of March, 2026.

_____
Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Certificate of Authenticity

I, Ryan Lux, 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 **March 30, 2026**.

Date

Affiant Signature

3/30/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029