Karen Johnson Davidson County
Batch# 1410299 DEEDWARR
04/23/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260423-0033704

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-5899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of April, 2026

CONNIE COOK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public

Commission Expires: 1/15/2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Martin Carodine 714 Lena Street Nashville, TN 37208	MARIN CARODINE 1123 SOUTH THIRD STREET MEMPHIS ,TN 38106	092-06-0-536.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Khadija S. Mohamed, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Carodine, married 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:

A certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No 29 on the Map of A. C. Roth's Subdivision of Lot No. 22 of Dr. Boyd McNairy's Addition to Nashville, Tennessee, as of Record In Book 57, Page 147, Said Register's Office.

Said Lot No. 29 fronts 50 feet on the Easterly side of 27th Avenue North and runs back between parallel lines 116 feet, more of less, to and alley.

Being the same property conveyed to Khadija S. Mohamed, Married by Warranty Deed from Mid-State Lenders, Inc of record in Instrument No. 20140627-0056468 Register's Office for Davidson County, Tennessee, dated July 19, 2014 and recorded on June 27, 2014.

The subject property is neither the principal residence of the Grantor nor their spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 714 Lena Street, Nashville, TN 37208

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 so 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.

Dated this the 16th day of April, 2026.

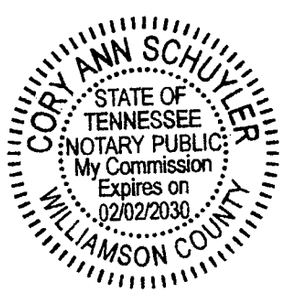
Khadija mohamed
Khadija S. Mohamed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2026, before me personally appeared Khadija S Mohamed and Abdulkadir Mohamed, 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 16th day of April, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2-2-2030



WARRANTY DEED

Return to: Bradsher Alpert Stuart, PLLC
5350 Poplar Ave., Suite 200
Memphis, TN 38119
File #: BA-260320-CM

I, Matthew Bradsher, 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 4-16-2026.

~~Affiant Signature~~

April 22, 2026
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 22nd day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/28/2029

ELLEN L. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28,2029
COUNTY OF SHELBY