Karen Johnson Davidson County
Batch# 1412112 DEEDWARR
04/28/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,767.60
20260428-0036964

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $748,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/28/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 7/2/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 609 River Rock Boulevard
suite b3
Murfreesboro, TN 37128
file # 5800-26NASH-TN

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sam Uselton		091-02-0-077.00
6112 New York Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jennifer S.Naaman and Joseph M. Naaman, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sam Uselton, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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 part of Block "B", Part of Lot 13 on the plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, of Register's Office for Davidson County, Tennessee; described as follows:

Beginning on the Northerly margin of New York Avenue as a point 175 feet East of the Easterly margin of 62nd Avenue, North, formerly 21st Street, being the Southeast corner of a part of Block "B" conveyed to Jerald Martin and wife, Pearl Martin by deed from Robie Wright and wife of record in Book 1909, Page 375, said Register's Office; thence with the Eastern boundary line of said Martins property Northwardly 160 feet to the Northerly margin of an alley; thence with the margin of said alley Eastwardly 25 feet; thence Southwardly 160 feet to the Northerly margin of said Avenue-Westwardly 25 feet to the beginning.

Being the same property conveyed to Jennifer S. Naaman and Joseph M. Naaman, wife and husband by Warranty Deed from Allyson Gonzalez and Nathan Gonzalez, wife and husband of record in Instrument No. 20200827-0097221 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 27, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 6112 New York Avenue Nashville, TN 37209

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 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.

Witness my hand on April 23, 2026.

Joseph M. Naaman

Joseph M. Naaman

Jennifer S. Naaman

Jennifer S. Naaman

STATE OF Texas

COUNTY OF Tarrant

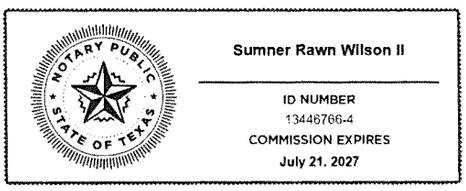
Personally appeared before me via video-audio communication, a Notary Public of said County and State, Joseph M. Naaman and Jennifer S. Naaman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 23rd, 2026.

Sumner Rawn Wilson II

Notary Public

My Commission Expires: 07/21/2027



File #: 5800-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 23RD day of APRIL 2026

Date: 04-28-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28TH day of APRIL 2026

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY