This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1427600 DEEDWARR
06/03/2026 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260603-0050081

State of TN
County of Sumner

The actual consideration or value, whichever is greater for this transfer is: $720,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29th Day of May, 26.

Notary Public
My Commission expires 5/19/27

LINZY B. LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Dawn Naim and Muzaffar Naim,
202 Orlando Ave
Nashville, TN 37209

SEND TAX BILLS TO:
Dawn Naim and Muzaffar Naim,
202 Orlando Ave
Nashville, TN 37209

MAP AND PARCEL NUMBER: 10302007600

WARRANTY DEED
26NT01019

Effective the 29 Day of May, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Moss Green Investments, LLC, a Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dawn Naim and Muzaffar Naim, Wife and Husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Division of Two Parts of Lot No. 25 in the Subdivision of The C.C. Vernon Farm of record in Plat Book 1130, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Moss Green Investments, LLC, a Limited Liability Company from William Otis Greene, IV, an unmarried man aka William Green, by Warranty Deed dated 10/10/2024 and recorded 10/15/2024 in Instrument No. 20241015-0079617, Register's Office of said County.

Being the same property conveyed to William Greene, an unmarried man from Rhonda White, unmarried, by Warranty Deed dated 09/30/2015 and recorded 10/05/2015 in Instrument No. 20151005-0101374, Register's Office of said County.

This is an improved property commonly known as: 202 Orlando Ave, Nashville, TN 37209-3246

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29 day of May, 2026

Moss Green Investments, LLC, a Limited Liability Company

By: Chris Moss Its: Sole Member
Signature Title

By: Chris Moss
Printed Name

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

CORPORATE ACKNOWLEDGMENT:

STATE OF Tennessee
County of Davidson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Chris Moss, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Sole member of **Moss Green Investments, LLC a Limited Liability Company**, the within named bargainor, a limited liability company, and that, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 29 day of May, 2026.

My Commission expires: 3-6-2029

Notary Public

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**05/29/2026**_____ (**date of document**).

_____
Affiant Signature

_____**05/29/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
29th day of
May, 2026

_____
Notary's Signature
My Commission Expires:_____

