WARRANTY DEED

Karen Johnson Davidson County
Batch# 1432675 DEEDWARR
06/11/2026 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260611-0052992

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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)
Rabia Fazli	Rabia Fazli	Parcel ID: 093 16 0 333.00
(NAME)	(NAME)	
125 Fain St	2215 Abbott Martin Rd #203	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37215	
(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 Mohammad Anwar Living Trust dated February 21, 2024**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rabia Fazli, an unmarried person**, 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 the Northerly part of Lot No. 2, on the Map of Bransford Realty Co's Resubdivision of part of Weakley & Warren's Resubdivision of Block D. Hermitage Addition, of record in Plat Book 421, Page 58, Register's Office of Davidson County, Tennessee. Said part of Lot No. 2, fronts 33 feet on the south side of Fain Street, formerly Hermitage Avenue, and extends back southerly between parallel lines 106 feet to a line.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley from Jack Kemp, Secretary of Housing and Urban Development by Cash Deed dated October 4, 1990 and recorded on October 4, 1990 in Book 8210, Page 526, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Robert A. O'Malley, Trustee of the Robert A. O'Malley Revocable Trust dated November 6, 2015 from Robert A. O'Malley and Betty R. O'Malley by Quitclaim Deed dated November 6, 2017 and recorded on November 17, 2017 in Instrument No. 20151117-0116722, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I from Robert A. O'Malley Revocable Trust dated November 6, 2015, Gordon W. O'Malley and George A. Street, Jr., Successor Co-Trustees of the Robert A. O'Malley Revocable Trust dated November 6, 2015 by Co-Trustee's Quitclaim Deed dated August 8, 2017 and recorded on August 11, 2017 in Instrument No. 20170811-0082750, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Gordon W. O'Malley from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I by Co-Trustees Quitclaim Deed dated December 5, 2023 and recorded on December 6, 2023 in Instrument No. 20231206-0094440, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Gordon W. O'Malley and Tina R. O'Malley, Co-Trustees of O'Malley Tennessee Community Property Trust dated February 8, 2022 from Gordon W. O'Malley by Quitclaim Deed dated December 11, 2023 and recorded on December 27, 2023 in Instrument No. 20231227-0099512, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mohammad Anwar, Trustee of Mohammad Anwar Living Trust dated February 21, 2024 from Gordan W. O'Malley and Tina R. O'Malley, Co-Trustees of O'Malley Tennessee

Community Property Trust dated February 7, 2022 by Warranty Deed dated April 7, 2026 and recorded on April 8, 2026 in Instrument No. 20260408-0028408, 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 125 Fain St, Nashville, TN 37210

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 10th day of June, 2026

Mohammad Anwar Living Trust dated February 21, 2024

BY: _____
Mohammad Anwar
Trustee

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Mohammad Anwar, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged himself to be the Trustee of the Mohammad Anwar Living Trust dated February 21, 2024, ,the within named bargainor, and that he as suchTrustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 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, Lacey Chumley, 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 **June 10, 2026**.

Date

Lacey Chumley

Affiant Signature

June 11, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of June, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON