# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

S-SHQ-26-6213

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ahmed Al Falahai** | **Same As New Owner** | |
| (NAME) **6213 Pennsylvania Ave** | (NAME) 649 Susan Mill Dr | **091-01-0-029.00** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) Nashville TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **KRISSY PRATT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AHMED AL FALAHAI, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Davidson County, State of Tennessee described as follows:

Being Lot No. 14 in Block "11" of Cherokee Park Plan of West Nashville, which is recorded in Plat Book 161, Page 75, Register's Office for said County.

Said Lot No. 14 fronts fifty feet on the Southerly side of Pennsylvania Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Mary M. Pratt by Warranty Deed from Kenneth S. Pratt of record in Book 3183, Page 121, Register's Office for Davidson County, Tennessee, dated February 24, 1961 and recorded on February 27, 1961.

The said Mary M. Pratt having since died testate on March 29, 2016, though her Last Will and Testament was never admitted to probate. Her heir at law is the same as the devisee named in her un-probated Last Will and Testament. Her interest in the subject property vested at her death in Kenneth D. Pratt as her sole heir at law as evidenced by Affidavits of Heirship of record in Instrument Number 20260624-0057105 and 20260624-0057106 in the Register's Office for Davidson County, Tennessee.

The said Kenneth D. Pratt having since died intestate on April 15, 2024. His interest in the subject property vested at his death in Krissy Pratt as evidenced by Affidavits of Heirship of record in Instrument Number 20260624-0057107 and 20260624-0057108 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6213 Pennsylvania Ave, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch # 1437680 DEEDWARR
06/24/2026 02:19:22 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20260624-0057109

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF JUNE, 2026.

Krissy Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISSY PRATT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212