WARRANTY DEED

Karen Johnson
Batch # 1449353
07/20/2026 02:36:54 PM
Fees: $13.00 Taxes: $2,183.00

Davidson County
DEEDWARR
2 pgs

20260720-0065561

JM-C-26-703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/6/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-06-2028

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 OR NUMBER (S)
Thistle Farms, Inc.	**Same As New Owner**	
(NAME) **5122 Charlotte Ave**	(NAME)	**092-06-0-521.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **MOHAMMED M. NASER, A SINGLE MAN AND WALEED NASER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THISTLE FARMS, INC., A TENNESSEE CORPORATION,** 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 Nashville, Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being the Southerly 20 feet of Lot No 20 and the Northerly 20 feet of Lot No 21 on The Plan of A Roth's Subdivision of Lot No 22 of the Boyd McNairy Addition, as of record in Book 57, Page 147, of the Register's Office for Davidson County, Tennessee

Said parts of Lots Nos 20 and 21 front together 40 feet on the Westerly side of 27th Avenue, North and run Back between parallel lines 116 feet to an alley

Being the same property conveyed to Mohammed M. Naser, a single man and Waleed Naser, a married man, as tenants in common with the right of survivorship by Quitclaim Deed from Mohammed M. Naser, a single man of record in Instrument No. 20250716-0056134 Register's Office for Davidson County, Tennessee, dated July 11, 2025 and recorded on July 16, 2025.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 201108040060206, in the Register's Office for Davidson County, Tennessee.
- Declaration Of Restrictions And Covenants For Scms For Regulated Residential Infill of record in Instrument Number 20260609-0051933, in the 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: **703 Lena St, Nashville, Tennessee 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 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 17th DAY OF JULY, 2026.

Mohammed M. Naser

Waleed Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMED M. NASER, 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 17th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALEED NASER, 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 17th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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