Karen Johnson Davidson County
Batch# 1462254 DEEDWARR
08/20/2026 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,232.10
20260820-0077522

WARRANTY DEED

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

W-CA-25-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/6/27 (AFFIX SEAL)

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)
Mohammad Anwar Living Trust, dated February 21, 2024	**SAME AS NEW OWNER**	
(NAME) **1505 Pointer Ct.**	(NAME)	**090-12-0-113.00**
(ADDRESS) **Antioch, TN 37013**	(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, **ROSE ANNA THOMPSON, EXECUTOR OF THE ESTATE OF MARY LOUISE TOY AND ROSE ANNA THOMPSON AND EDWARD MILLS, V AND JOSEPH MILLS AND KATHERINE MARIE COLSON AND ABBIE ROSE KNOBLOCH AND AUSTIN BLUE COLSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMAD ANWAR LIVING TRUST, DATED FEBRUARY 21, 2024,** 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:

Land in Davidson County, Tennessee, being Lot No. 120 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 23, Register's Office for said County.

Said Lot No. 120 fronts 68 feet on the Northwesterly side of Annex Avenue; and extends back between lines 149.7 feet on the Southwesterly line and 149.6 feet on the Northeasterly line to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to Carl Toy and wife, Louise G. Toy by Warranty Deed from Gerald E. Sheridan and wife, Catherine R. Sheridan of record in Book 2813, Page 311, Register's Office for Davidson County, Tennessee, dated November 12, 1958 and recorded on November 13, 1958. The said Carl Toy aka Carl C. Toy having died on or about September 14, 1984, vesting Louise G. Toy as surviving tenant.

The said Louise G. Toy aka Mary Louise Gill Toy having died testate on August 17, 2020, evidenced by her Last Will & Testament, her heirs at law being Rose Anna Thompson, Harriet Marie Mills and Terri Toy Colson, of record in Case No. 24P1614, in the Probate Divison, Davidson County, Tennessee.

The said Harriet Marie Mills having died intestate on February 10, 2023, as evidenced by Affidavit of Heirship of record in Instrument No. 202608200077514 and 202608200077515, her heirs at law being Edward Mills, V and Joseph Mills.

The said Terri Toy Colson having died intestate on December 3, 2023, as evidenced by Affidavit of Heirship of record in Instrument No. 202608200077516 and 202608200077517, her heirs at law being Katherine Marie Colson, Abbie Rose Knobloch and Austin Blue Colson.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2663, Page 22 and 23, amended in Book 2707, Page 209, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2689, Page 38, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Co. of record in Book 787, Page 10, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 2593, Page 566, 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: **513 Annex Ave., Nashville, Tennessee 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 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 24th DAY OF JULY, 2026.

The Estate of Mary Louise Toy

BY: _____
Rose Anna Thompson
Executrix

_____
Rose Anna Thompson

_____
Abbie Rose Knobloch by Rose Anna Thompson
Attorney in Fact

_____
Austin Blue Colson by Rose Anna Thompson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSE ANNA THOMPSON, EXECUTRIX of the THE ESTATE OF MARY LOUISE TOY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 24th of July, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of July, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSE ANNA THOMPSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ABBIE ROSE KNOBLOCH AND AUSTIN BLUE COLSON, and who acknowledged she executed the same as the free act and deed of the said ABBIE ROSE KNOBLOCH AND AUSTIN BLUE COLSON.

Witness my hand and official seal, this the 24th of July, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Witness my/our hand(s) this the 24th DAY OF JULY, 2026.

Edward Mills, V by Katherine Marie Colson Attorney in Fact
Edward Mills, V by Katherine Marie Colson
Attorney in Fact

Joseph Mills by Katherine Marie Colson Attorney in Fact
Joseph Mills by Katherine Marie Colson
Attorney in Fact

Katherine Marie Colson
Katherine Marie Colson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE MARIE COLSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDWARD MILLS, V AND JOSEPH MILLS, and who acknowledged she executed the same as the free act and deed of the said EDWARD MILLS, V AND JOSEPH MILLS.

Witness my hand and official seal, this the 24th of July, 2026.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of July, 2026.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 7/24/26.

Date

Affiant Signature

8/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of August, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

