WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/9/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/24/03 09:44 2pgs
Fees:13.00 Taxes:488.40

20031124-0170325

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karamba Kajakhe	Mortgage Lenders Network USA	149-03-78.00
(NAME) 2541 Edge O Lake Drive	(NAME) 3600 Mansell Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Alpharetta Georgia 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Baqar A. Husaini , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karamba Kajakhe and Fatou Kajakhe** , 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:

Being Lot No. 460 on the Plan of Edge-O-Lake, Section 6a, as of record in Plat Book 4595, Page 168, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Baqar A. Husaini by quit claim deed from Patricia J. Husaini dated 2/9/87 and recorded on 7/9/87 of record in Deed Book 7292, page 193, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2541 Edge O Lake Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 17th day of November, 2003.

Baqar A. Husaini

Baqar A. Husaini by Fatou Kajakhe POA

STATE of Tennessee
COUNTY of Davidson

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

Witness my hand and Official seal this 11/17/2003

My Commission Expires: 7/9/06 Vanessa Allen
Notary Public

STATE OF Tennessee
COUNTY OF Rutherford

On this the 17th day of November, 2003, before me personally appeared Sherra Husaini, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Baqar A. Husaini, and who acknowledged that he executed the same as the free act and deed of the said Sherra Husaini by virtue of that Power of Attorney, duly executed by the said Baqar A. Husaini and appearing of record in Instrument # 20031124-0170324, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 17th day of November, 2003.

My Commission Expires: 7/9/06 Vanessa Allen
Notary Public

File Number23100529
RETURN TO:

Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129