WARRANTY DEED

421.80
13.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Karen Reeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

RUTHERFORD CO., TN
JUDITH C. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Reeves	Karen Reeves	
(NAME)	(NAME)	
5024 Inglewood Court	5024 Inglewood Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, **Enayat Malek Qayumi,** married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen L. Reeves, unmarried** 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 a part of Lot No. 62 on the Block "D" on the plan of Inglewood Heights Subdivision of the A. J. Coleman Property as of record in Book 1424, page 85, Register's Office for said County, described as follows:

Beginning on the northerly margin of Inglewood Court at the common corner of Lots No. 62 and 63; thence with the line between said two lots northwardly 168.5 feet to the southerly line of Springhill Cemetery property; thence with the southerly line of said property westwardly 93.6 feet to the northeast corner of the property conveyed to William R. Johnson and wife, Lucille Johnson by deed from Al J. Coleman and wife, of record in Book 1394, page 141, said Register's Office said point being 30 feet east of the easterly line of Lot No. 61, thence with the Johnson's easterly line, southwardly 135 feet, more or less to the common corner of Lots Nos. 61 and 62 and the northerly margin of Inglewood Court; thence with the northerly margin of said Court eastwardly 70.36 feet to the beginning.

Being the same property conveyed to Enayat Malek Qayumi by deed from George Roger Jones and Bobby Ray Jones, dated June 18, 2001 and filed for record as Instrument No. 20010703-0070815 in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 1424, page 85, Register's Office for Davidson County, Tennessee.

The 2006 County Taxes have been prorated and assumed by the Grantee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 5024 Inglewood Court, Nashville, TN 37216
(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.

Davidson County DEEDWARR
Recvd: 06/22/06 14:00 2 pgs
Fees:13.00 Taxes:421.80
20060622-0074729

Witness my hand this 20th day of June, 2006.

Enayat Malek Qayumi

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 Enayat Malek Qayumi the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of June, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

