Davidson County DEEDWARR
Recvd: 11/05/08 15:06 3 pgs
Fees:18.00 Taxes:684.50
20081105-0110248

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huner Majeed	New Owner	12813001200
(NAME)	(NAME)	
2442 Bellevue Manor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Joel B. Takarsh and wife, Darlene Takarsh and Joel Blake Takarsh and wife, Darlene Mary Takarsh, as Trustees of the Takarsh Family Trust dated 9-09-99, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Huner Majeed and Helen Qazi, Husband and Wife, 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:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of B.V. 1776 Estates, as of record in Book 5050, Page 76 and amended in Book 5429, Page 130, said Register's Office Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joel B. Takarsh and wife, Darlene Takarsh, Deed dated October 25, 1988 from Joe C. Wilson and wife Patricia M. Wilson of record in Book 7690, Page 511, Register's Office for Davidson County, Tennessee. Deed of Correction filed as shown of record in Book 7778, Page 137, said Register's Office. Also being the same property conveyed to Joel Blake Takarsh and wife, Darlene Mary Takarsh, as Trustees of the Takarsh Family Trust dated 9-09-99 by QuitClaim Deed by Joel Blake Takarsh and wife, Darlene Takarsh, which mistakenly conveyed Lot No. 3, as appears of record in Instrument Number 20000829-0085212, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2442 Bellevue Manor Drive, Nashville, TN 37221
(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 hand this 31st day of October, 2008.

Joel Blake Takarsh, as Trustee of the Takarsh Family Trust dated 9-09-99

Joel Blake Takarsh, as Trustee of the Takarsh Family Trust dated 9-09-99

Joel B. Takarsh

Joel B. Takarsh

Darlene Mary Takarsh as Trustee of Takarsh Family Trust dated 9-09-99

Darlene Mary Takarsh, as Trustee of the Takarsh Family Trust dated 9-09-99

Darlene Takarsh

Darlene Takarsh

STATE OF CALIFORNIA

COUNTY OF _____

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

Witness my hand and official seal at _____, California, this _____ day of _____, 2008.

Commission expires:

See Attached.

Notary Public

STATE OF CALIFORNIA

COUNTY OF _____

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

Witness my hand and official seal at _____, California, this _____ day of _____, 2008.

Commission expires:

See Attached

Notary Public

STATE OF CALIFORNIA

State of California

County of Los Angeles

On Oct. 31, 2008 before me, Janice R. Brown Notary Public
(Insert Name of Notary Public and Title)
personally appeared Joel B. Takarsh and Darlene Takarsh,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Janice R Brown (Seal)

BCT5 JANICE R. BROWN COMM. #1790905 NOTARY PUBLIC - CALIFORNIA County of Los Angeles My Comm. Expires Mar. 4, 2012 BCT5

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212