WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182738 DEEDWARR
01/11/2019 08:11:41 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190111-0002930

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 11th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 2/25/20
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rummon Ibn Azad	Same as new owner	142070100500CO
508 Harpeth Park Drive		
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, ***Mohammed R Karim and Nafisa Karim, husband and wife and Oishy Reza, a single person, as joint tenants with right of survivorship,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Rummon Ibn Azad,*** 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 Unit No. 508, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H. B. Hows of record in Plat Book 5190, page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (Previously known as Lot No. 1 on the Plan of H. B. Hows of record in Plat Book 5190, page 195) Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mohammed R Karim, a married man by deed from 7301 Highway 70, LLC, a Tennessee limited liability company, of record in Instrument No. 20160822-0087504, Register's Office for Davidson County, Tennessee; and further conveyed to Mohammed R Karim and Nafisa Karim, husband and wife and Oishy Reza, a single person, as joint tenants with right of survivorship by Quitclaim Deed from Mohammed R Karim, a married person by Instrument No. 20160920-0098760, Register's Office, Davidson County, Tennessee.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (xx) Property, known as 508 Harpeth Park Drive, Nashville, TN 37221
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this 31 day of December 2018.

Mohammed R Karim

Nafisa Karim

Oishy Reza

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mohammed R Karim** the bargainor(s) 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 this 31 day of December, 2018..

Commission Expires:

BELINDA D. THOMPSON
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 08-07-2022

Notary Public

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nafisa Karim the bargainor(s) 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 this 31 day of December, 2018..

Commission Expires:

BELINDA D. THOMPSON
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 08-07-2022

Notary Public

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oishy Reza the bargainor(s) 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 this 31 day of December, 2018..

Commission Expires:

BELINDA D. THOMPSON
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 08-07-2022

Notary Public