This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14913-MC

Karen Johnson Davidson County
Batch# 781841 DEEDWARR
12/30/2021 11:22:23 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20211230-0171801

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of December, 2021.

Notary Public
My Commission Expires: 1/3/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Diana Rose Flegal, Joanne Elizabeth Merriam, and William A. Slone 4956 Indian Summer Drive Nashville, TN 37207	New Owner	032 09 0B 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Muhammad Ajmal and Sarwat Ajmal, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Diana Rose Flegal, an unmarried woman, Joanne Elizabeth Merriam and William A. Slone, wife and husband, together as tenants in common with right of survivorhsip** hereinafter called the Grantee(s), his/her/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. 42 on the Plan of First Revision of Quail Ridge, Phase One - Section Seven, of record in Instrument No. 20060627-0076568, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Muhammad Ajmal and Sarwat Ajmal, husband and wife, by Special Warranty Deed from CitiMortgage, Inc., of record in Instrument No. 20180412-0034516, in the Register's Office of Davidson County, Tennessee, dated April 6, 2018 and recorded on April 12, 2018.

This is ☒ improved or ☐ unimproved property located at: **4956 Indian Summer Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-SFM-21/4956

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2021.

GRANTOR:

Ajmal

Muhammad Ajmal

Sarwat Ajmal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Muhammad Ajmal and Sarwat Ajmal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of December, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024