Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 12457

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Waleed Hussain	Central Mortgage Funding	16104013000
(NAME) 405 Lively Way ~~380 Tusculum Rd.~~	(NAME) 2727 Telegraph Rd.	
(ADDRESS) Nolensville TN 37135 ~~Nashville, TN 37211~~	(ADDRESS) Southfield MI 48034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 920143 DEEDWARR
09/22/2022 09:54:01 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220922-0105301

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kawa Hasan and Nedar Y Zubeer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Waleed Hussain and Huda Nagim, 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. 14 on the Plan of Tusculum Fields, as of record in Book 2330, Page 16, Register's office for said County.

Included in the above but excluded therefrom is that portion of said land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4186, Page 814, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Kawa Hasan and wife, Nedar Y. Zubeer, by deed of record in Instrument No. 20070103-0001038, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 380 Tusculum Rd., Nashville, TN 37211
(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 hands this 16th day of September, 2022.

Kawa Hasan
Kawa Hasan

Nedar Zubeer
Nedar Y Zubeer

State of Tennessee
County of Davidson

Personally appeared before me Kawa Hasan and Nedar Y Zubeer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2022.

Notary Public _____
My Commission Expires: _____

File No.: 16457

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024