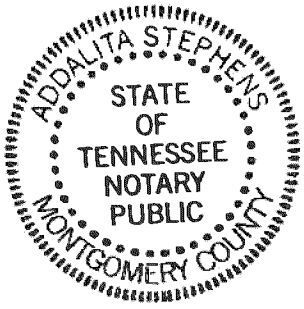
Karen Johnson Davidson County
Batch# 1307176 DEEDWARR
08/11/2025 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,139.60
20250811-0063439

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2683



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of July, 2025

Notary Public

Commission Expires: 9/13/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nawas Hussein 3817 Sam Boney Drive Nashville, TN 37211	New Owners	133-11-0-026.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Larry L. Reed, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nawas Hussein, a single man

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. 15, on the map of Paragon Hills Subdivision, Section I, as of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 60 feet on the Westerly side of Sam Boney Drive and extends back between lines 169.4 feet on the northerly line and 166.9 feet on the southerly line to a deadline in the rear, measuring 60 feet thereon.

Being the same property conveyed to Larry L. Reed and wife, Deborah A. Reed by Warranty Deed from Metropolitan Nashville Airport Authority of record in Book 9005,

page 651, Register's Office for Davidson County, Tennessee, dated June 21, 1993 and recorded on July 06, 1993.

Being the same property conveyed to Larry L. Reed by Quitclaim Deed from Deborah A. Reed of record in Instrument No. 20201102-0127461 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on November 02, 2020.

Karita Lynn Wansley-Reed, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest they may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3817 Sam Boney Drive, Nashville, TN 37211

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 so 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.

Dated this the 8th day of July, 2025.

Larry L Reed

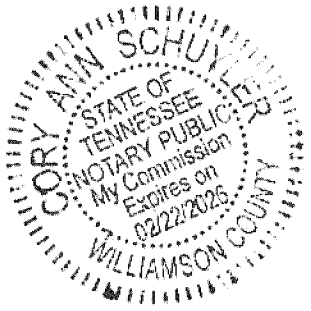
Karita Lynn Wansley-Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2025, before me personally appeared Larry L. Reed and Karita Lynn Wansley-Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8 2025.

Affiant Signature – Joshua A. Terry

8/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/8/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27