WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320288 DEEDWARR
09/09/2025 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250909-0072072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3-5 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ebrahim Construction LLC	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1037 Highwater Dr.	(NAME)	08106007100
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Lolita White Cowan and Jonathan L. Reedus**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ebrahim Construction LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 on the Map of Cumberland Gardens, Section Four, as of record in Book 3106, Page 24, Register's Office for said County.

Said Lot No. 10 fronts 59.0 feet on the southerly side of Deerfield Drive and extends back between lines, 101.0 feet on the westerly line, and 102.5 feet on the easterly line, to a line in the rear on which it measures 58.9 feet thereon.

Being the same property conveyed to Nathan Reedus and wife, Dorothy Reedus, by virtue of that certain Warranty Deed dated November 15, 1961, and being of record at Book 3311, Page 562 in the Register's Office of Davidson County, Tennessee. Nathan Reedus having pre-deceased Dorothy Reedus on/or about August 16, 1987. Dorothy Reedus having passed on/or about June 9, 2025 leaving Lolita White Cowan and Jonathan L. Reedus as her heirs by Affidavits of Heirship at Instrument No. __202509090072070___ and Instrument No. ___202509090072071_____ in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2605 Deerfield Dr. Nashville, TN 37208 (unimproved)

(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 GRANTEE, its successors 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 3 day of September, 20 25.

Lolita White Cowan

Lolita White Cowan

Jonathan L Reedus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lolita White Cowan and Jonathan L Reedus**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of September, 20 25

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

I, Kirsten Virden, 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 09/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

