BILL GARRETT, Davidson County
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20110324-0022748

Recording requested by: _____

When recorded, mail to:

Name: Hamid Abdullah

Address: 6565 Premier Drive

City/State/Zip: Nashville, TN 37209 ____

Space above reserved for use by Recorder's Office

Document prepared by:

Name: Hamid Abdullah

Address: 6565 Premier Drive

City/State/Zip: Nashville, TN 37209

Property Tax Parcel/Account Number: Map 082-06-0 Parcel 37 Account: 20031208-0175605

Quitclaim Deed

This Quitclaim Deed is made on February 25, 2011, between James Armstrong, Grantor, of 2014 9th Ave. North, City of Nashville, State of Tennessee and Hamid Abdullah, Grantee, of 6565 Premier Drive Apt C-10, City of Nashville, State of Tennessee

New Owner + Tax bills

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 709 and 711 Dickerson Road, City of Nashville, State of Tennessee:

Being same property convey to James D. Armstrong by deed from John L. Winchester and Charles V. Duncan dated December 08, 2003, as of record in Instrument (20031208 – 0175605) Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5 and the southerly 20 feet of Lot 6 on the Plan of Dr. V. S. Lindsey's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Said Lot Nos. 4 and 5 front together, 120 feet on the easterly side of North First Street, formerly White's Creek Pike, and extend back between parallel Lines, 150 feet more or less, to an alley.

Being the same property conveyed to John L. Winchester and Charles V. Duncan by deed from CJ's Pawn & Jewelry, LLC, dated May 24, 2000, as of record in Instrument 20000531-0053849, Register's Office for Davidson County, Tennessee.

This is improved property known as 709 North First Street (formerly 709-711 Dickerson Road), Nashville, Tennessee 37207. This is not the residence of either Grantor.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 5,000
Hamid Abdullah
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF March 2011
Abby Duncan
Deputy Register

Dated: 2/25/2011

James Armstrong
Signature of Grantor

James Armstrong
Name of Grantor

Mahasin Abdullah
Signature of Witness #1

Mahasin Abdullah
Printed Name of Witness #1

Yusuf Abdullah
Signature of Witness #2

Yusuf Abdullah
Printed Name of Witness #2

State of TENNESSEE County of DAVIDSON

On FEB 25, 2011, the Grantor, JAMES ARMSTRONG personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Victor J. Abdullah
Notary Signature

VICTOR J. ABDULLAH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

Notary Public,
In and for the County of DAVIDSON State of TENNESSEE
My commission expires: MARCH 7, 2011 Seal

Send all tax statements to Grantee.