Davidson County DEEDQC
Recvd: 11/23/11 10:52 3 pgs
Fees:17.00 Taxes:0.00
20111123-0091758

This instrument prepared by & send tax bills to:
Abudi Nashabi
809 Magnolia Court East
Nashville, TN 37221

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **ABUDI NASHABI**, of 809 Magnolia Court East, Nashville, TN 37221, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **ABUDI NASHABI AND MAYA NASHABI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** of 809 Magnolia Court East, Nashville, TN 37221, hereinafter called GRANTEES, 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. 38 ON THE PLAN OF MAGNOLIA PLACE, OF RECORD IN BOOK 7900, PAGE 729, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

PARCEL ID: 142-11-0-B-038.00-CO

THIS BEING THE SAME PROPERTY CONVEYED TO ABUDI NASHABI FROM KERRI KELLEY FRYE, MARRIED IN A DEED DATED JULY 12, 2001, RECORDED JULY 24, 2001, IN INSTRUMENT NO. 20010724-0078568.

Property Commonly Known As: 809 Magnolia Court East, Nashville, TN 37221

IN TESTIMONY WHEREOF I have executed this instrument of the 7 day of November, 2011.

ABUDI NASHABI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Abudi Nashabi, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at N/A, Tennessee on this date of Nov. 7, 2011.

Notary Public
My Commission Expires: 9/8/13

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 7 day of November, 2011.

Notary Public
My Comm. Expires: 9/8/13

KARA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 8, 2013

KARA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 8, 2013

True Copy Certification

I, Mackenzie Harrington, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mackenzie Harrington
Signature

State of Rhode Island

County of NEWPORT

Personally appeared before me, Leanne Rutter, a notary public for this county and state, [Mackenzie Harrington] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leanne Rutter
Notary's Signature

My Commission Expires: 2/3/14
Notary' Seal (if on paper)

