BILL GARRETT, Davidson County
Trans:T20120006535 DEEDQC
Recvd: 01/27/12 10:51 3 pgs
Fees:17.00 Taxes:0.00
20120127-0007777

Tax / Parcel Identification Number: 164-08-0-C 037.00CO

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 25 day of January, 2012, by Hawa Abdullahi, Grantor, with Grantor's tax/mailing address being 2633 Mesa Dr, Nashville, Tennessee 37217 to Khadra Hussain Ahmad a Grantee, with Grantee's tax/mailing address being 733 Pin Oak Dr. Antioch, Tennessee 37013.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, That the Grantor, for good consideration and for the sum of twenty five Dollars ($25) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee, together with all improvements and appurtenances thereto, and the estate, right, title interest, lien equity and claim, either in law or in equity, which the Grantor has in and to the following described lot or parcel of land, situated in the City of Antioch, County of Davidson, State of Tennessee, subject to all easements, rights-of-way, mineral reservations of record and protective covenants, if any, to wit:

Described as: Current Source of Title
----20070821-0099857 ----

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Hawa Abdullahi
Signature of Grantor
Hawa Abdullahi
Print Name of Grantor

Fatima Ali Sheikh
Signature of Witness
Fatima Ali Sheikh
Print Name of Witness

Fartun Adan
Signature of Witness
Fartun Adan
Print Name of Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Ahmad, Affiant
Subscribed and sworn before me this the
27 Day of Jan., 2012
Abby Amos, Deputy Register

Mail after recording to: [ ] Preparer [x] Grantee

Preparer: This document, including legal description, prepared/drafted by:
Name: Hawa Abdullahi Address: 2633 Mesa Dr, Nashville, Tennessee 37217 Phone: (615)686-4245

State of Tennessee
County of Davidson

On this the 26 day of January, 2012, before me personally appeared Hawa Abdullahi, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public (Signature) J R Bingham

Printed Name of Notary J R Bingham

No Title

(Seal)

My Commission Expires: May 12 2012

J.R. BINGHAM
NOTARY
PUBLIC
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TN

File Box 30

WARRANTY DEED 10744

Davidson County DEEDWARR
Recvd: 08/21/07 09:12 2 pgs
Fees:13.00 Taxes:813.63
[redacted]
20070821-0099857

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fatima Abdullahi	UTx Mortgage Company, LLC	164-08-0-C 037.00CO
(NAME)	(NAME)	
733 Pin Oak Drive	3100 McKinnon Corp Closing	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, Tx 75201	
(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, WE, James K. Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fatima Abdullahi, an unmarried man and Khadra Ahmad, and unmarried woman and Hawa Abdullahi, and unmarried woman, As Joint Tenants With The Right of Survivorship, Not as Tenants In Common, 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. 63 on the Final Plat of Hamilton Chase, Section One, of record in Instrument No. 20051025-0128977 and Certificate of Correction of record in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368, Register's Office for said County, to which reference is made for a more complete description.

Martha Thomas executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that my be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Being part of the same property conveyed to **James K. Thomas** by deed of record in Instrument 20051206-0146401, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **733 Pin Oak Drive, Antioch, TN 37013**

(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.