BILL GARRETT, Davidson County
Trans:T20120006535 DEEDQC
Recvd: 01/27/12 10:52 3 pgs
Fees:17.00 Taxes:0.00
20120127-0007778

Tax / Parcel Identification Number: 164-08-0.037.00 CO

# QUITCLAIM DEED

**THIS QUITCLAIM DEED**, executed this 25 day of January, 2012, by Fatima Abdullahi, Grantor, with Grantor's tax/mailing address being 110 Trails Circle, Nashville, Tennessee 37214 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.

Signature of Grantor
Fatima Abdullahi
Print Name of Grantor

Signature of Witness
Ti V NGUYEN
Print Name of Witness

Signature of Witness
Felix E Amey
Print Name of Witness

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0 **, Affiant**
**Subscribed and sworn before me this the** 27 **Day of** Jan. **, 20**12**.**
**, Deputy Register**

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

Preparer: This document, including legal description, prepared/drafted by:
Name: Fatima Abdullahi Address: 110 Trails Circle, Nashville, Tennessee 37214 Phone: (615)663-9250

State of Tennessee
County of Davidson

On this the 26 day of January, 2012, before me personally appeared Fatima 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

Notary
Title (Seal)

My Commission Expires: NOV 1 2

J.R. BINGHAM
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 [redacted] $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 STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

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

**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** | CTX 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.