(3)

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7307 KESTAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Zilan Kestay	same	12009006400
428 Glenpark Drive		12009006400
Nashville, TN 37217		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ZILAN KESTAY, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ZILAN KESTAY AND KADER M. OMAR, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 428 Glenpark Drive, Nashville, TN 37217

Witness our hand on this 13th day of February, 2015

Zilan Kestay
Zilan Kestay

BILL GARRETT, Davidson County
Trans:T20150011758 DEEDQC
Recvd: 02/18/15 09:23 2 pgs
Fees:12.00 Taxes:0.00
20150218-0013806

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Zilan Kestay, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Zilan Kestay executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of February, 2015

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

15-7307 KESTAY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 5B4, SECTION 5B, GLENGARRY PARK, as shown on plat of record in Plat Book 3500, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mafuz Ramazan Abdullah and wife, Belkisa Selam Selaman by Warranty Deed from Faye Timberman and Betty Jo Spann and Ruth Davenport, recorded on the 20th day of June, 2000 in Instrument No. 20000620-0061225, in the Register's Office of Davidson County, Tennessee.

Mafuz Ramazan Abdullah now known as Mafuz Kestay.

Belkisa Selam Selman is erroneously referenced as Belkisa Selam Selaman on the previous Warranty Deed.

Being the same property conveyed to Zilan Kestay, a married woman by Warranty Deed from Mafuz Kestay and wife Belkisa Selam Selman of Record in Instrument # 20150218-0013804 Registers Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5B, GLENGARRY PARK, as recorded in Plat Book 3500, Page(s) 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).