QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170026395 DEEDQC
Recvd: 03/29/17 11:21 2 pgs
Fees:12.00 Taxes:0.00

20170329-0030488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ahmednuur Omer and Zemzem Seraj	Same	
(NAME)	(NAME)	Out of Map 114, Parcel 39
1416 West Running Brook Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **AHMEDNUUR OMER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **AHMEDNUUR OMER AND ZEMZEM SERAJ, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 27, ON THE PLAN OF SECTION SIX, ADDITION TO WESTCHASE OF RECORD IN INSTRUMENT NO. 20050617-0069470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AHMEDNUUR OMER, BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A/ FOX RIDGE HOMES , OF RECORD IN INSTRUMENT NUMBER 20051227-0154060, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 16TH DAY OF DECEMBER, 2005 AND RECORDED ON THE 27TH DAY OF DECEMBER, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO:

SUBJECT TO ALL MATTERS ON THE PLAN OF P.U.D. BOUNDARY, WESTCHASE OF RECORD IN BOOK 9700, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
100'-TVA EASEMENT OF RECORD IN BOOK 751, PAGE 374, BOOK 787, PAGE 13, AND BOOK 787, PAGE 14 AND AS SHOWN ON SURVEY OF H & H LAND SURVEYING, INC., DATED JULY 24, 1997, LAST REVISED MAY 7, 1998.
AGREEMENT FOR DEDICATION OF EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 8626, PAGE 852, AND BOOK 5258, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE SURVEY OF H&H LAND SURVEYING, INC., DATED JULY 24, 1997, LAST REVISED MAY 7, 1998.
AGREEMENT FOR DEDICATION OF EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 8626, PAGE 852, AND BOOK 8626, PAGE 868, AND IN INSTRUMENT #20020411-0045301, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE SURVEY OF H&H LAND SURVEYING, INC., DATED JULY 24, 1997, LAST REVISED MAY 7, 1998.
AGREEMENT FOR DEDICATION OF EASEMENT FOR PUBLIC UTILITIES OF RECORD IN INSTRUMENT #20021104-0134795, INSTRUMENT #20050509-0052105 AND INSTRUMENT #20050509-0052106, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE
RIGHTS OF INGRESS AND EGRESS TO AND FROM A FAMILY CEMETERY AS SET FORTH IN SECTION 3 OF THE AGREEMENT OF RECORD IN BOOK 2484, PAGE 315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE SURVEY OF H & H LAND SURVEYING, INC., DATED JULY 24, 1997, LAST REVISED MAY 7, 1998.
EASEMENT FOR THE FLOW OF A CREEK AS SHOWN ON THE SURVEY OF H & H LAND SURVEYING, INC., DATED JULY 24, 1997, LAST REVISED MAY 7, 1998.
DECLARATION OF COVENANTS, COVENANTS, CONDISTIONS, AND RESTRICTIONS EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ADDITION AT WESTCHASE OF RECORD AS INSTRUMENT #20021126-0146387, AND INSTRUMENT #20050602-0062617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATED TO HANICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
SUNJECT TO LIEN FOR SPECIAL ASSESSMENTS AS CONTAINED IN THE RESTRICTIONS
SUBJECT TO THE RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND/OR ELEMENTS
AGREEMENT FOR DEDICATION OF SEWER LINE EASEMENT OF RECORD AS INSTRUMENT #20021028-0131574, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE

WG

SUBJECT TO ALL MATTERS ON THE PLAT OF RECORD IN INSTRUMENT #20050617-0069470, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
SUBJECT TO AGREEMENT FOR OUTCONVEYANCE TO KARL E. HAURY, JR OF RECORD IN INSTRUMENT #20021028-0131572, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
SUBJECT TO STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT #20041020-0126238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is
( ) unimproved
(X) improved

property known as 1416 West Running Brook Rd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 24 day of March, 2017.

Ahmednuur Omer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 24 day of March, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212