Instrument Prepared by:
Keith E. McKissock, Attorney
100 Winners Circle, Suite 220
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170033773 DEEDQC
Recvd: 04/21/17 11:25 2 pgs
Fees:12.00 Taxes:0.00
20170421-0039320

ADDRESS NEW OWNER:
Fahad A. Tahir and Fatima Nawaz, Trustees
1925 Cromwell Drive
Nashville, TN 37215

SEND TAX BILL TO:
Guidance Residential, LLC
11107 Sunset Hills Rd, #200
Reston, VA 20190

Map - Parcel Numbers
158 03 0 046.00

## QUIT CLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FAHAD ALI TAHIR and FATIMA NAWAZ, husband and wife, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

FAHAD A. TAHIR and FATIMA NAWAZ, Trustees under the FAHAD A. TAHIR and FATIMA NAWAZ REVOCABLE TRUST dated April 7, 2017 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 116 on the Plan of Hillsboro Park Subdivision Section 3, of record in Plat Book 2663, Page 94, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

Being the same property conveyed to Fahad Ali Tahir and Fatima Nawaz, husband and wife, by deed from Curtis A. Austin and wife, Rita S. Austin, dated May 28, 2015 and recorded June 9, 2015 as instrument No. 20150609-0054137.

The legal description is the same as the previous instrument of record.

This is improved property is known as 1925 Cromwell Drive, Nashville, TN 37215.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 11TH day of APRIL, 2017.

FAHAD ALI TAHIR

FATIMA NAWAZ

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

On this the 11TH day of APRIL, 2017, before me, a Notary Public, personally appeared FAHAD ALI TAHIR and FATIMA NAWAZ to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 5/25/2020

JENNIFER J ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 11TH day of APRIL, 2017.

Notary Public

My commission expires: 5/25/2020

JENNIFER J ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY