Davidson County DEEDQC
Recvd: 04/25/17 14:29 7 pgs
Fees:37.00 Taxes:0.00
20170425-0040576

Commitment Number: 22186078

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Kahar Haji Omer and **Shukriye Zeynel Omer**, 8001 Brockman Lane, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181-01-0-B28-80-0CO

22186078

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Kahar Haji Omer and **Shukriye Zeynel Omer,** husband and wife, and **Amira Tahir** married to **Hishyar Mohammed**, whose mailing address is **Kahar and Shukriye: 8001 Brockman Lane, Nashville, TN 37211 / Amira: 520 Brookview, Nashville, TN 73013**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Kahar Haji Omer** and **Shukriye Zeynel Omer**, husband and wife, as Joint Tenants with Right of Survivorship, hereinafter grantees, whose tax mailing address is **8001 Brockman Lane, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee being Lot No. 45 on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision of record in Instrument No. 20140506-0038378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

True Copy Certification

I, David Bagwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Being the same parcel conveyed to Kahar Haji Omer, and Shukriye Zeynel Omer and Amira Tahir from Joon Properties, LLC, by virtue of a deed dated 11/13/2014, recorded 11/13/2014, as instrument no. 20141113-0105029 county of Davidson, state of Tennessee.
Assessor's Parcel No: 181-01-0-B28-80-0CO
Property Address is: 8001 Brockman Lane, Nashville, TN 37211

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20141113-0105029 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181-01-0-B28-80-0CO

Executed by the undersigned on April 13, 2017:

Kahar Haji Omer

Kahar Haji Omer

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 13, 2017 by **Kahar Haji Omer** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Executed by the undersigned on April 13, 2017:

Shukriye Zeynel Omer

Shukriye Zeynel Omer

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 13, 2017 by **Shukriye Zeynel Omer** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Executed by the undersigned on April 13, 2017:

Amira Tahir

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 13, 2017 by **Amira Tahir** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Executed by the undersigned on April 13, 2017:

Hishyar Mohammed

Hishyar Mohammed

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 13, 2017 by **Hishyar Mohammed** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen L. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017