Bill Garrett Davidson County
Batch# 34516 DEEDQC
12/07/2017 12:33:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171207-0125037

This Instrument Prepared By: Joseph W. Fuson, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

Address of New Owner:	Send Tax Bills To:	Instrument No.
Shwan ~~Shawn~~ Majeed 7044 Sugarplum Road Nashville, TN 37211	SAME	1976921 Record Book 1400 Page 3418-3427 Parcel Number ID 181010A10900CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND DOLLARS ($65,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, KHANNAW ISMAEL (hereinafter "Grantor"), hereby convey, remise, release and forever quitclaim unto SHWAN MAJEED (hereinafter "Grantee"), their successors and assigns, all of the right, title and interest in a certain tract and parcel of land attached to the property located at 7044 Sugarplum Road Nashville, TN 37211, Davidson County, Tennessee, and being more particularly described as the following tract of real estates:

All that certain property situated in the Council District No. 31, County of DAVIDSON, and within the corporate limits of the City of NASHVILLE, and State of TENNESSEE, being described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 132 on Section "3", of Sugar Valley, as shown by plat appearing of record in Plat Book 14, Page 180, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mikail F. Bendi & Gullizar S. Ali by Warranty Deed dated May 18, 2007 of Record in Record Book 517, Pages 1901-1902, Register's Office for Davidson County, Tennessee, Instrument No. DB-20070524 006195.

Being the same property conveyed to ~~Shawn~~ Shwan N. Majeed & Khannaw Ismael, husband and wife, by Warranty Deed dated March 27, 2013 of Record in Record Book 517, Pages 1901-1902, Register's Office for Davidson County, Tennessee, Instrument No. DB-20130401 003166.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2017, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this the 6 day of Dec, 2017.

KHANNAW ISMAEL

STATE OF TENNESSEE)
COUNTY Davidson)

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

Witness my hand and official seal this the 6 day of December, 2017.

NOTARY PUBLIC

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 1/7/20

STATE OF TENNESSEE)
COUNTY Davidson **)**

The actual value of consideration, whichever is greater, for this transfer is $65,000.00 Dollars.

Khannaw Ismael
KHANNAW ISMAEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 *
_____, **Affiant**
Subscribed and sworn before me this the
7th **Day of** Dec, **20** 17.
L. Chandler, **Deputy Register**

* destroying tenancy by the entirety