THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 16057712**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 24th day of August, 2018. Notary Public My Commission Expire



Bill Garrett Davidson County
Batch# 133658 DEEDQC
08/27/2018 10:45:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180827-0084552

QUITCLAIM DEED

Address New Owner: Hina Mufti, Trustee 2026 A Overhill Dr Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131 02 4I 001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kamran Idrees and Hina Mufti, husband and wife,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Hina Mufti, as Trustee of the Kamran Idrees Family Trust dated April 13, 2009,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, COTTAGES AT 2026 OVERHILL, a Horizontal Property Regime with Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150401-0028172, amended at Instrument No. 20160506-0045005, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kamran Idrees and Hina Mufti, husband and wife, by Warranty Deed from Cadence Construction, LLC, a Tennessee Limited Liability Company, recorded on the 20th day of June, 2016 in Instrument No. 20160620-0062453, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2026 A Overhill Dr Nashville, TN 37215

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2018.

Kamran Idrees

Hina Mufti

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kamran Idrees and Hina Mufti, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of August, 2018.

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Notary Public

My Commission Expires: _____