THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 197314 DEEDQC
02/21/2019 08:26:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190221-0015556

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Azizuddin Sayed 6057 Frontier LN Nashville TN 37211	Azizuddin Sayed 6057 Frontier LN Nashville TN 37211	117 12 0 082.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Ideal Solutions, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **Azizuddin Sayed**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, ON THE PLAN OF GALECREST NO. 2 BLOCK 'D", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 3, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Ideal Solutions, LLC, a Tennessee limited liability company, by Warranty Deed from Paul W. Schiel, Jr. and spouse, Penney C. Schiel, and Lenore T. Brown, as of record on 08/21/2018, at Instrument No. 20180821-0082775, Davidson County Register of Deeds.

This is property commonly known as 1412 Woodmont Boulevard, Nashville, TN 37215.

Witness the hand of the Grantor's authorized representative,

this 8 **day of** February**, 2019:**

Ideal Solutions, LLC, a Tennessee limited liability company

By: _____

Name: ADEEL MOHAMMAD

Title: SOLE MEMBER AND CHIEF OPERATING MANAGER

STATE OF Tennessee)
)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ADEEL MOHAMMAD** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **SOLE MEMBER AND CHIEF OPERATING MANAGER** of **Ideal Solutions, LLC, a Tennessee limited liability company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Ideal Solutions, LLC, a Tennessee limited liability company** for the purposes therein contained.

Witness my hand and official seal on this the 8 day of February, **2019**:

Katie Fields
NOTARY PUBLIC

KATIE FIELDS
Any County in the State of Tennessee Expires December 28, 2019
NOTARY PUBLIC

My Commission Expires: 12/28/19

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Lisa S Bellar
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 DAY OF February, **2019**:

Katie Fields
Notary Public

My Commission Expires: 12/28/19

KATIE FIELDS
Any County in the State of Tennessee Expires December 28, 2019
NOTARY PUBLIC