QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF NOV., 20 19

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Y-VRES-16-1058-T

THIS INSTRUMENT WAS PREPARED BY (AND RETURN TO):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohamed Saba	**New Owner**	
(NAME)	(NAME)	**105012Q00100CO**
7035 Stone Run Drive		**105012Q00200CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SABA'S VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor has bargained and sold, and by these presents does transfer and convey unto **MOHAMED SABA** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit A and B as shown on the Declaration of Covenants, Conditions, and Restrictions for 1058 Archer Street Townhomes, of record at Instrument No. 20161227-0135296, to which reference is made for a more complete description.

Being the same property conveyed to Saba's Ventures, LLC, a Tennessee limited liability company by deed from Savourth Mean, unmarried of record in Document Number 20160404-0031938, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1058 Archer Street, Nashville, Tennessee 37203-4711**
1060 Archer Street, Nashville, Tennessee 37203-4711

Karen Johnson Davidson County
Batch# 324873 DEEDQC
12/04/2019 02:41:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191204-0125196

Witness my hand this the 27th day of November, 2019.

SABA'S VENTURES, LLC

Tom Mushin
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tom Mushin** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Saba's Ventures, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of November, 2019.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021