Karen Johnson Davidson County
Batch# 335204 DEEDQC
12/27/2019 10:24:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191227-0133785

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 23 day of December 2019.

Notary Public

My Commission Expires: [illegible]

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mushtaq Ahmed 4020 Sneed Road Nashville, TN 37215	New Owner	116-16-0-107.00

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, **Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife and Atia Ahmed, unmarried, as joint tenants with rights of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife and Atia Ahmed, unmarried and Areeb Ahmed, unmarried, as joint tenants with rights of survivorship** its 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:

Said part of Lot No. 29 fronts 107 feet on the Easterly side of Sneed Road and runs back 196.3 feet on the North line and 202.3 feet on the South line, to a dead line, measuring 107.1 feet thereon.

Together with an access easement for egress and ingress across a portion of Lot No. 28 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, as conveyed by Grant of Easement, of record as Instrument No. 20070518-0059568, Register's Office for Davidson County, Tennessee, said easement being described as follows:

Commencing at an existing iron pipe in the Easterly margin of Sneed Road, said point being the Southwest corner of Lot No.28 and said point being the Northwest corner of Lot No. 29 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, the point of beginning:

Thence with the Easterly margin of Sneed Road North 02 degrees 57 minutes 07 seconds East 20.25 feet to a point;

Thence leaving the Easterly margin of Sneed Road South 87 degrees 37 minutes 01 seconds East 14.26 feet to a point;

Thence South 46 degrees 10 minutes 07 seconds East 30.59 feet to a point on the Southerly property line of Lot No. 28 and also being on the Northerly property line of Lot No. 29 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office of Davidson County, Tennessee;

Thence with the Southerly property line of Lot No.28 and also being the Northerly property line of Lot No. 29 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee North 87 degrees 37 minutes 01 seconds West 37.39 feet to the point of beginning. Said easement containing 523 square feet, more or less.

The above description was prepared from a survey for H. Carey Brown, dated December 19, 2003 by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee 37067.

Being the same property conveyed to Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife and Atia Ahmed, unmarried, as joint tenants with rights of survivorship from John E. Prine, as Trustee of the John Prine Family Trust dated July 27, 1995 and Fiona Wheelan Prine, as Trustee of the Fiona Whelan Prine Family Trust dated May 27, 2008 by Warranty Deed recorded on May 2nd, 2019 in Instrument No. 20190502-0041016, Register's Office of Davidson County, Tennessee.

This is property known as 4020 Sneed Road 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 2020 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 23 day of December 2019.

Mushtaq Ahmed

Syeda Minara Ahmed

Syeda Minara Ahmed

Atia Ahmed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mushtaq Ahmed,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of December 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Syeda Minara Ahmed,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of December 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Atia Ahmed,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of December 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021