Karen Johnson Davidson County
Batch# 349044 DEEDQC
01/27/2020 12:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200127-0009560

File Number: OS3300-19046515

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Ibrahim Mohd, Safia M. Mahmoud** and **Izat I. Mohd**, 7348 SUGARLOAF DR., Nashville, TN 37211

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 181010B16000CO**

## QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

**Ibrahim Mohd** and **Safia M. Mahmoud**, husband and wife, hereinafter grantors, whose tax-mailing address is **7348 SUGARLOAF DR., Nashville, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Ibrahim Mohd** and **Safia M. Mahmoud,** husband and wife and **Izat I. Mohd**, unmarried, hereinafter grantees, whose tax mailing address is **7348 SUGARLOAF DR., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee being Lot No. 55, on the plan of Section Three Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed from Yazdian Construction, Inc., a Tennessee corporation to Ibrahim Mohd and Safia M. Mahmoud, husband and wife by deed dated January 7, 2008 and recorded January 8, 2008 as Instrument Number 20080108-0002173, of official records. APN: 181010B16000CO**

**Property Address is: 7348 SUGARLOAF DR., Nashville, TN 37211**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20080108-0002173 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181010B16000CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Jan 14 2020 ~~2019~~.

SA

**Safia M. Mahmoud**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan 14 2020 ~~2019~~ by **Safia M. Mahmoud** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Comm. Expires 2-9-2020

Executed by the undersigned on Jan 14, 2020 ~~2019~~.

**Ibrahim Mohd**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan 14, 2020 ~~2019~~ by **Ibrahim Mohd** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Comm. Expires 2-9-2020

## Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Lander
*Signature*

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
*Notary's Name*

state, Jennifer Lander, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Autumn R C
*Notary Signature*
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).