QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 358290 DEEDQC 02/14/2020 09:06:38 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200214-0016986	The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 11 day of February, 2020. Notary Public My commission expires: 8/5/2023 (AFFIX SEAL)

CHRISTOPHER HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patricia Kathleen Absar	OWNER	Map 103-01-0 Parcel 124.02
1216 Watts Terrace		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Omar B. Absar, married

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Patricia Kathleen Absar

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot. No. 2, Resubdivision of Lot No. 5, Jackson Place, as shown on a survey by James Jeffers, Jr., dated March 18, 1986, and being part of Lot No. 5 on the Plan of the Division of Jackson Place Property, of record in Book 1130, Page 59, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the Howard Maxwell's easterly line, of record in Book 6250, Page 742, Register's Office for Davidson County, Tennessee; said point being 120 feet North of Maxwell's southeasterly most corner; thence North 09 degrees 36' 34" East 130.70 feet to an iron pin; thence South 85 degrees 14' 07" East 159 feet to an iron railroad spike in the center of a paved undedicated road, now known as Watts Terrace; thence along the road, South 09 degrees 48' 03" West 125.79 feet to an iron railroad spike; thence along Clyde and Verne Lou Staggs northerly property line, of record in Book 4228, Page 788, said Register's Office; North 87 degrees 00' 54" West 159.00 feet to the point of beginning.

BEING the same property conveyed to Abu N. Absar, by Deed dated May 14, 2008 from Paula T. Shearon, unmarried, of record in Instrument No. 20080521-0052374, Register's Office for Davidson County, Tennessee. The said Abu N. Absar having quitclaimed to Abu N. Absar and Omar B. Absar, as joint tenants with right of survivorship, by Quitclaim Deed dated December 4, 2012, of record in Instrument No. 20121207-0112875, said Register's Office. The said Abu N.M.N. Absar and Patricia Kathleen Absar having since divorced. Patricia Kathleen Absar received Abu N. Absar's 50% interest in the property from a Final Decree of Divorce filed in Docket No. 19D-57, filed in the Fourth Circuit Court for Davidson County, Tennessee and recorded in Instrument No. 20191015-0105797, said Register's Office. Property is vested in Patricia Kathleen Absar, a 50% interest and Omar B. Absar, a 50% interest.

THE above described property is not now nor ever has been the principal residence of the Grantor or the Grantor's spouse.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument has been prepared by the firm of John T. Cook, P.C., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (__X__) Unimproved (____) property, known as: 1216 Watts Terrace, Nashville, TN 37209

Witness my/our hand(s) this 11 day of February, 2020.

Omar B. Absar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Omar B. Absar,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of **February, 2020.**

Notary Public

My Commission Expires: 8/5/2023

CHRISTOPHER HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY