Karen Johnson Davidson County
Batch# 385755 DEEDQC
04/14/2020 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200414-0039161

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this 13th day of April, 2020.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

QUITCLAIM DEED

Name/Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Hamed Rahmani	**New Owner**	**163-02-0-A-054.00**
5309 Ballard Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ABDUL RAHMANI aka RAHMANI ABDULRAHMAN and wife, AMENEH ABOBAKRI, herein called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto RAHMANI ABDULRAHMAN and wife, AMENEH ABOBAKRI, Life Tenants, with Remainder in Fee Simple to HAMED RAHMANI, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 209 on the Final Plat of Hickory Highland Place, Section 3, Phase 2, of record in Instrument No. 20060830-0107347, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Abdul Rahmani aka Rahmani Abdulrahman and wife, Ameneh Abobakri, by Warranty Deed from Jerry Butler Builders, LLC dated 6/15/07 of record in Instrument No. 20070618-0072774, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

By way of recital, this is improved property bearing the street address of 5309 Ballard Court, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 8TH day of APRIL, 2020.

RAHMANI ABDULRAHMAN

AMENEH ABOBAKRI

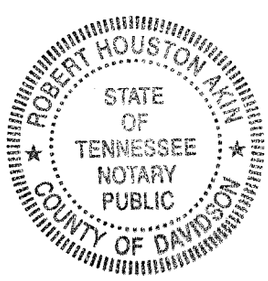
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Rahmani Abdulrahman and Ameneh Abobakri, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8TH day of APRIL, 2020.

Notary Public

My Commission Expires: 9/6/22



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

