X-0417

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 441133 DEEDQC
07/21/2020 09:42:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200721-0079850

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2020.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

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
Abu N. Absar	**"New Owner"**	**162-05-0252.00**
316 Townes Dr		
Nashville, TN 37211-6123		

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, WE,

Abu N. Absar, married and Asm Z. Akhter, married, joint tenants with right of survivorship

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

Abu N. Absar, married

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 121 on the Final Plan of Section 3, Hickory Valley Subdivision, of record in Plat Book 4460, Page 86, 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 to Abu N. Absar, married and Asm Z. Akhter, married, joint tenants with right of survivorship, by Deed from Wayne W. Smotherman, an unmarried man, of record in Instrument No. 20180613-0056844, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This property has not served as a residence for Asm Z. Akhter or his spouse.

This quitclaim deed has been executed and delivered by both Abu N. Absar and his brother Asm Z. Akhter to change the ownership of the property to Abu N. Absar solely. Asm Z. Akhter has transferred and conveyed, and does hereby transfer and convey, his entire interest in the property to his brother Abu N. Absar. By his execution of this quitclaim deed, Abu N. Absar acknowledges that he is now the sole owner of the property.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., 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. NO TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED.

This is improved property, known as: **316 Townes Dr, Nashville, TN 37211-6123**

Witness my/our hand(s) this **9th** day of **July, 2020.**

Abu N. Absar

Asm Z. Akhter

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 **Abu N. Absar and Asm Z. Akhter,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **July, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21