Karen Johnson Davidson County
Batch# 486913 DEEDQC
09/30/2020 04:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200930-0113026

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 20 20.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

O-P-20-913B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hussain Chagani and David Willoughby	**Same as new owner**	
(NAME)	(NAME)	**072-09-1G-002.00-CO**
913 B Delmas Avenue,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AZMAN-DRW PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUSSAIN CHAGANI AND DAVID WILLOUGHBY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson county, Tennessee, Being Unit B, 913 Delmas Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 913 Delmas Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190327-0027523, in the register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Diamond Investments, LLC a Tennessee Limited Liability Company by Warranty deed from Gary C. Baker, unmarried of record in Instrument No. 20170310-0023689 and Deed of Correction Recorded in Instrument No. 20170925-0097895, Register's Office for Davidson County, Tennessee, dated March 08, 2017 and recorded on March 10, 2017.

Being the same property conveyed to Azhar Amiraly and Suhail Ali by Warranty deed from Diamond Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190327-0027525 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on March 27, 2019.

Being the same property conveyed to Azman-DRW Partnership, a Tennessee General partnership by Quitclaim deed from Azhar Amiraly and Suhail Ali of record in Instrument No. 20190925-0097527 Register's Office for Davidson County, Tennessee, dated September 21, 2019 and recorded on September 25, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **913 B Delmas Avenue, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 30th day of September, 2020.

Azman-Drw Partnership, a Tennessee General Partnership

Azman Enterprises, Inc.

BY:_____
Hussain Chagani
President

DRW Properties, Inc.

BY:_____
David Willoughby
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared HUSSAIN CHAGANI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of Azman Enterprises, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, at office, this 30th day of September, 2020.

Brian D. Mitchell
Notary Public

My Commission Expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DAVID WILLOUGHBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DRW Properties, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, at office, this 30th day of September, 2020.

Brian D. Mitchell
Notary Public

My Commission Expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-03-2023

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY