QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 513937 DEEDQC
11/10/2020 12:54:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201110-0132504

W-SB-QCD-20-813

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2024

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 5th DAY OF NOV, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/8/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohammad Anwar, married	**New Owner**	
(NAME)	(NAME)	**119-12-0-055.00**
813 Carlyle Place,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MOHAMMAD ANWAR AND WIFE, MARI-JHAN ANWAR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMAD ANWAR, MARRIED** 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 Lot No. 177 on the Map of Battlewood Subdvision, Section Two of record in Book 1835, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 begins at a point in the easterly margin of Carlyle Place, the common corner of Lots Nos. 176 and 177; thence in a northeasterly direction 194.90 feet to a point, the common rear corner of Lots Nos. 176 and 177; thence in a northwesterly direction 279.61 feet to a point, the extreme northerly corner of said subdivision; thence south 20 degrees 48' West 74.14 feet to a point, the common rear corner of Lots 177 and 178; thence in a southeasterly direction 278.21 feet to a point in the margin of Carlyle Place, the common corner of Lots Nos. 177 and 178; thence along the margin of Carlyle Place 466.44 feet around a curve having a radius of 50 feet to the point of beginning.

Being the same property conveyed to Mohammad Anwar and wife, Mari-Jhan Anwar by Warranty Deed from Judith Gayle Weaver, married, and Angela Diane Duke, married, and Lavelle Lancaster, dated August 25, 2015 and recorded in Instrument No. 20150826-0086634, Register's Office for Davidson County, Tennessee.

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: **813 Carlyle Place, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 5 day of Nov., 2020.

Mohammad Anwar

MARIJHAN

Mari-Jhan Anwar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMAD ANWAR, the within named bargainor, 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, this the 5th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARI-JHAN ANWAR, the within named bargainor, 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, this the 5th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212