QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 547448 DEEDQC
01/05/2021 02:11:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210105-0001780

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 23 DAY OF November, 2016. 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Mohammed Abuqayas	Mohammed Abuqayas	
(NAME)	(NAME)	
1525 12th Avenue North	**1525 12th Avenue North**	**81-12-187**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **NICOLE NASER ALHASAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MOHAMMED ABUQAYAS, UNMARRIED** hereinafter called the Grantee, its 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 part of what is known as Scott Five Acre Tract in North Nashville, being that part of Lot C, not included in Florence Street, on the plan of part said Five Acre Tract, as shown of record in Minute Book Q, Page 60, County Court Clerk's Office for said County, described as follows:

Beginning on the westerly margin of 12th Avenue North, formerly Florence Stree, the corner of Lots C and 7 on said plan; thence with the westerly margin of said Avenue, northerly 50 feet; thence at right angles, westerly 154 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots C and 7; thence easterly with the line between said lots, 154 feet or more or less to the beginning.

Being the same property conveyed to Mohammed Abuqayas , married by Warranty Deed from Ronald O. Miller, dated September 2, 2016 and recorded in Instrument Number 20160909-0094991, Register's office of Davidson County, Tennessee

NOTE: NICOLE NASER ALHASAN EXECUTES THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY TO MOHAMMED ABUQAYAS.

This is
( ) unimproved
(X) improved
property known as: **1525 12th Avenue North, Nashville, TN 37208**
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this the 23 day of _November_, 2020.

NICOLE NASER ALHASAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE NASER ALHASAN, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _23rd_____ day of __November, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC