Karen Johnson Davidson County
Batch# 610011 DEEDQC
04/08/2021 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210408-0046742

Address of New Owner(s):	Map & Parcel Number:	Send Tax Bills to:
Ihsan Ali Osi and Ragad Ali Osi 2725 Fleet Drive Hermitage, TN 37076	08614B08400CO	New Owner
This instrument prepared by: Jonathan Paul Lucas, Esq. 1053 Chatsworth Dr., Old Hickory, TN 37138 (615) 260-1808		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rashid Ihsan and Al Awsi Raghad, husband and wife**, and by these presents does hereby quitclaim and convey unto **Ihsan Ali Osi and Ragad Ali Osi, husband and wife,** their heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Fleetwood Subdivision, Phase Two, as record in Book 6900, page 738-739, Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred A. Lowe, Jr. and wife, Marie B. Lowe, Trustees of the Lowe Joint Revocable Living Trust Agreement U/A/D October 2, 2001 by Quit Claim Deed from Fred A. Lowe, Jr. and Marie B. Lowe, Individually, dated 10/2/2001 and recorded 10/23/2001 in Instrument No. 20011023-0115747, Register's Office for Davison County, Tennessee. Further being the property conveyed to Fred A. Lowe, Jr. and wife, Marie B. Lowe by Deed from Benjamin F. Bivens, an unmarried person, dated 8/28/1998 and recorded in Book 11089, Page 344, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ihsan Rashid and Raghad Al Awai, husband and wife, by Warranty Deed from Fred A. Lowe, Jr. and Marie B. Lowe, Trustees of The Lowe Joint Revocable Living Trust dated September 25, 2014 and recorded September 29, 2014 in Instrument Number 20140929-0089378, Register's Office for Davidson County, Tennessee.

Being the same property corrected by Scrivener's Affidavit dated October 8, 2020 and recorded October 9, 2020 in Instrument Number 20201009-0117890, Register's Office for Davidson County, Tennessee.

Being also known as 2725 Fleet Drive, Hermitage, TN 37076.

STATE OF TENNEESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the
6TH day of APRIL, 2021.

Affiant

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6TH day of APRIL, 2021.

Rashid Ihsan

Al Awsi Raghad

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rashid Ihsan and Al Awsi Raghad, with whom I am personally acquainted (of proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

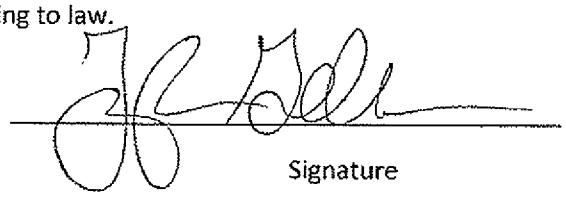
Witness my hand and seal this 6TH day of APRIL, 2021.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

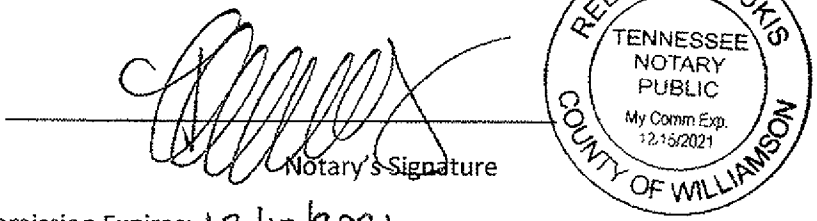


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021