THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
1300 Hillsboro Blvd, Ste. B
Manchester, TN 37355

Address New Owner(s) as follows:

Bakhtiar Hawramy & Shanah Omar
7036 Bridgeport Dr.
Nashville, TN 37221

Send Tax Bill to:
Owner

Map-Parcel Numbers:
126-16-0A-255.00-CO

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 30 day of April, 2021

Notary Public

My Commission Expires:

May 17, 2023

JOHN H. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RIZGAR HAWRAMY, A SINGLE MAN**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM MY PORTION OF THE PROPERY UNTO **BAKHTIAR HAWRAMY AND SHANAH OMAR, HUSBAND AND WIFE** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 393 ON THE FINAL PLAT OF RIVERWALK, PHASE 2A, SECTION 1, OF RECORD IN INSTRUMENT NO. 20031014-0151989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Bakhtiar Hawramy and Shanah Omar, husband and wife and Rizgar Hawramy, a single man by Warranty Deed from Kelly Mathis, unmarried of record as Instrument No. 20131106-0115331 in the Register's Office for Davidson County, Tennessee, dated November 1, 2013 and recorded on November 6, 2013.

Being also known as 7036 Bridgeport Drive, Nashville, TN 37221

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

Karen Johnson Davidson County
Batch# 628857 DEEDQC
05/04/2021 0*:32:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210504-0059737

R. H.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 27 day of April, 2021

Rizgar Hawramy

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 **Rizgar Hawramy, a single man** the Grantor, 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 27 day of April, 2021.

Notary Public

My commission expires: 9-6-22

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY