QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 645042 DEEDQC
05/26/2021 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210526-0071631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hussain Chagani and Zohra Chagani	Same	072-06-3I-002.00-CO
(NAME)	(NAME)	
8104 Cambury Cove W		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138		
(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,

KIA INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

HUSSAIN CHAGANI AND ZOHRA CHAGANI, HUSBAND AND WIFE ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF TOWNHOMES AT 1050 ZOPHI STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20170815-0083655, 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 THE SAME PROPERTY CONVEYED TO KIA INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM THELMA LOUISE FERGUSON OF RECORD IN INSTRUMENT NO. 20170626-0063821 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 16, 2017 AND RECORDED ON JUNE 26, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $180,000.00.) BEING ALSO KNOWN AS 1050 B ZOPHI STREET B NASHVILLE, TENNESSEE 37216.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **1050 B Zophi Street, Nashville, Tennessee 37216.**

Witness our hands this the 12 day of May, 2021.

KIA INVESTMENTS, LLC:

_____
HUSSAIN CHAGANI
MEMBER

_____
ZOHRA CHAGANI
MEMBER

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 12 day of May 2021, before me personally appeared **HUSSAIN CHAGANI**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **member** for **KIA INVESTMENTS, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that he as such **member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 day of May, 2021.

_____
Notary Public

My Commission Expires: 10/2/2025

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 11 day of May 2021, before me personally appeared **ZOHRA CHAGANI**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **member** for **KIA INVESTMENTS, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that she as such **member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11 day of May, 2021.

_____
Notary Public

My Commission Expires: 10/02/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY