Karen Johnson Davidson County
Batch# 654610 DEEDQC
06/11/2021 08:34:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20210611-0078731

Return to:

PRIORITY TITLE & ESCROW
641 LYNNHAVEN PKWY, STE 200
VIRGINIA BEACH VA 23452
FILE NO. 052122713

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MD ZIAUL HAQUE AND RUKSHANA BEGUM	MD ZIAUL HAQUE AND RUKSHANA BEGUM	142 07 0B 007.00
424 MOSS CREEK COURT NASHVILLE, TN 37221	424 MOSS CREEK COURT NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MD Z. HAQUE ALSO KNOWN AS MD ZIAUL HAQUE AND RUKSHANA BEGUM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MD ZIAUL HAQUE AND RUKSHANA BEGUM, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A 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. 7 on the Revised Final Plat of Moss Creek Plantation of record in Plat Book 6900, Page 608, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This conveyance is subject to the following:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. All matters as set forth per Plat Book 6900, Page 608, said Register's Office. Restrictive Covenants of record in Book 6519, Page 458, as amended and restated in Book 6529, Page 560 and further amended of record in Book 7037, Page 683, Book 7470, Page 130, and Book 7550, Page 809, said Register's Office. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7369, Page 413, said Register's Office. Electrical Permit of record in Book 6552, Page 617, said Register's Office.

Being all and the same lands and premises conveyed to MD Z. Haque and Rukshana Begum by Dalamar Homes, LLC in a Warranty Deed dated 04/17/2015 and recorded 04/20/2015 in Instrument No. 20150420-0034628 in the Land Records of Davidson County, Tennessee.

Property known as, 424 MOSS CREEK COURT, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4TH day of JUNE, 20 21

MD Z. HAQUE A/K/A MD ZIAUL HAQUE — RUKSHANA BEGUM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CLARISSA BLAKE of the state and county mentioned, personally appeared MD ZIAUL HAQUE AND RUKSHANA BEGUM, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Notary Public
Printed Name: CLARISSA BLAKE
My Commission Expires: 1/3/2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the 4TH day of JUNE, 20 21

Notary Public **Clarissa Blake**
My commission expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I, Rose Marie Gizas, 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.

Rose Marie Gizas
Signature

State of Virginia

County of Virginia Beach

Personally appeared before me, Kristen A. Anglin, a notary public for this county and state, Rose Marie Gizas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristen A. Anglin
Notary's Signature **Kristen A Anglin**

My Commission Expires: 12/31/2022
Notary' Seal (if on paper)

KRISTEN A. ANGLIN
NOTARY PUBLIC
REGISTRATION # 7079469
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2022