Karen Johnson Davidson County
Batch# 666700 DEEDQC
06/28/2021 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210628-0087206

QUITCLAIM DEED

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 10/7/2023

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Shawan Masood Ibrahim and Eve Tayyar (NAME)	NEW OWNER (NAME)	164-10-0B-024-00
4330 Summercrest Boulevard, Unit 1218 Antioch, Tennessee 37013 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23nd day of June, 2021, the undersigned, **Eve Tayyar, a Married Woman Whose Spouse Has No Interest**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **Shawan Masood Ibrahim and Eve Tayyar, Husband and Wife, as Tenants by the Entirety**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson County**, having an address of **4330 Summercrest Boulevard, Unit 1218, Antioch, Tennessee 37013** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1218 on the Plan of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to Eve Tayyar, married, by Special Warranty Deed from NVR, Inc., a Virginia Corporation TBA Ryan Homes, dated April 30th, 2019, and recorded on the 1st day of May, 2019, of record in Instrument No. 20190501-0040217, Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 4330 Summercrest Boulevard, Unit 1218, Antioch, Tennessee 37013.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 23 day of June, 2021.

GRANTOR: **EVE TAYYAR**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EVE TAYYAR**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23 day of June, 2021.

Savana Mezquiriz
Notary Public

10/7/23
My Commission Expires

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

