QUITCLAIM DEED

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

KNOWN ALL MEN BY THESE PRESENTS, that, **Ebraheem Ameen, a married man,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Ebraheem Ameen and wife, Ranya Taky,** all their right, title, and interest including, but not limited to their marital interest in and to the following described real estate, located in **DAVIDSON County,** Tennessee, described as follows:

Being all of Lot No. 7, on the plan of Final Plat, The Preserve, Phase 1, according to plat and survey appearing of record in Instrument Number 20200714-0076956, and Instrument Number 20201020-0122150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ebraheem Ameen, Married Man, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated May 19, 2021, appearing of record in Instrument Number 20210609-0077399, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in 20201117-0135299, and Instrument Number 20180402-0030461; Declarations for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180402-0030461 and in Instrument Number 20190524-0049357; Easement for Ingress/Egress and Overhead Electric and Public Utility of record in Instrument Number 20160318-0026022; Right of Way Easement conveyed to Colonial Pipeline Company dated July 19, 1963 of record in Book 3612, page 243, conveying an easement for pipe line right of way 50 Feet x 25 Feet (Tract 1); Right of Way containing 0.08 acres vested in the State of Tennessee by Judgement of record in Book 4099, page 599 in the matter of the State of Tennessee VS. Wilfred Pack et al in the City Court of Davidson County, Tennessee Number A1676 (Tract 1); Supplemental Right of Way agreement of record in Book 4603, page 29, wherein an additional Thirty Foot (30') strip of land adjacent to the right of way of record in Book 3612, page 243, is conveyed to Colonial Pipeline Company (Tract 1); Easement for Ingress and Egress purposes. Said Easement is described on the survey dated March 18, 1985, by Olsen, Zarnick, and Seybert, Inc., designated as Service Number 85-129, and called the Qwest Microwave, Inc., Plan as shown on unrecorded contract for the sale of real estate (Tract 1); The portion of that premises embraced within bounds of any streets, roads, or highways (Tract 1); Subject to any unrecorded leases pertaining to the use of the cell tower located upon the subject property (Tract 2); Easement for Ingress and Egress granted to Qwest Microwave V, Inc. by deed from Wilfred T. Pack and wife, Elizabeth G. Pack, of record in Book 6592, page 214 (Tracts 3 and 4); Perpetual Easement for Highway Purposes of record in Book 4907, page 494 (Tracts 3 and 4); Title to that portion of the premises embraced with the bounds of Old Hickory Boulevard (Tracts 3 and 4); and to any and all matters shown on said plat and survey of record in Instrument Number 20200714-0076956, and in Instrument Number 20201020-0122150; all of said Register's Office.
Subject to any and all plats, easements, restrictions, and other matters of record.

IN TESTIMONY WHEREOF his/her has (we) hereunto set his/her hand(s) and seal(s) this 21st day of September, 2021.

Karen Johnson Davidson County
Batch# 724051 DEEDQC
09/27/2021 10:18:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210927-0129191

Ebraheem Ameen

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

On the 21st day of ~~July~~ September, 2021, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Ebraheem Ameen**, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 21st day of September, 2021.

My Commission Expires: 6/23/25

MALEIA BETH GRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 21st day of September, 2021.

My Commission Expires: 4/23/25

Notary Public

MALEIA BETH GRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This information was provided solely by the parties
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 15, Murfreesboro, TN 37129

Map/Parcel: 175-2-F/7CO

Name and Address of New Owner/Send Tax Bills To:

Ebraheem Ameen
3541 Floyd Circle
Antioch, TN 37013