Karen Johnson Davidson County
Batch# 739469 DEEDQC
10/19/2021 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211019-0140217

New Owner:	Send Tax Bills To:	Map-Parcel Number
Meraj Aziz Faryal Idrees 1834 Shaylin Loop Antioch TN 37013	New Owner	173-05-0A-034.00-CO

Record + Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

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 14th day of October 2021.

Notary Public

My Commission Expires:
5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/7/2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Meraj Aziz, a married man**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Meraj Aziz and Faryal Idrees, husband and wife**, hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 (Thirty Four) on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, of record in Plat at Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and Amended of record in Instrument Number 20051114-0136938, 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 Meraj Aziz, a married man, by Warranty Deed from Tiffany Ann Summers, an unmarried woman, dated November 22, 2019, and recorded November 26, 2019, in Instrument No. 20191126-0122461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany Ann Summers, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 28, 2009 and recorded on September 3, 2009 in Instrument No. 20090903-0083296, in the Register's Office of Davidson County, Tennessee.

Faryal Idrees, spouse of Meraj Aziz, joins this conveyance for the express purpose of relinquishing all rights, marital and otherwise.

It is the express intent of the parties that this conveyance creates a tenancy by the entirety in the Grantees.

This is improved property known as 1834 Shaylin Loop, Antioch, Tennessee 37013.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of October 2021.

GRANTORS:

Meraj Aziz

Faryal Idrees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meraj Aziz and Faryal Idrees, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 14th day of October 2021.

Notary Public

Commission Expires on: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **do hereby make oath that I am a licensed**

  Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 10/14/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 10/14/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 14 **day of** October **, 2** 021 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

