QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 758520 DEEDQC
11/19/2021 01:23:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211119-0154277

STATE OF TN
COUNTY OF DAV

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOV, 21.

Notary Public

MY COMMISSION EXPIRES: 7-9-24
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hamidullah Durani	**"New Owner"**	
(NAME)	(NAME)	11909016100
1200 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **GHOLAM M. DURANI** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **HAMIDULLAH DURANI, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE (S), HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT I LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF E. T. BROWN'S SUBDIVISION OF A PART OF THE PATTERSON TRACT, AS OF RECORD IN BOOK 332, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT FRONTS 71 FEET ON THE EASTERLY SIDE OF HOGAN STREET AND RUNS BACK ON THE NORTHERLY LINE 195 FEET, MORE OR LESS, AND ON THE SOUTHERLY LINE 171 FEET, MORE OR LESS, TO A POINT. TRACT II LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF E. T. BROWN'S SUBDIVISION OF A PART OF THE PATTERSON TRACT, AS OF RECORD IN BOOK 332, PAGE 60, REGISER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 8 FRONTS 50 FEET ON THE EAST SIDE OF HOGAN STREET AND RUNS BACK 171 1/2 FEET ON THE NORTHERLY SIDE AND 160 FEET ON THE SOUTH LINE TO A LINE, FRONTING 24 FEET ON SAID LINE.

BEING THE SAME PROPERTY CONVEYED TO HAMIDULLAH DURANI, A MARRIED MAN AND GHOLAM M. DURANI, MARRIED BY DEED FROM JOHN C. DONALDSON, SR. AND WIFE, MAXINE Y. DONALDSON OF RECORD IN DOCUMENT NUMBER 20070919-0112138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***Said property is not the primary residence of the Grantor.**

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. NO DEATH CERTIFICATE WAS OBTAINED TO VERIFY IF JAMES EDWARD CAMPBELL IS DECEASED. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as **2700 Fannie Williams St.. Nashville, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

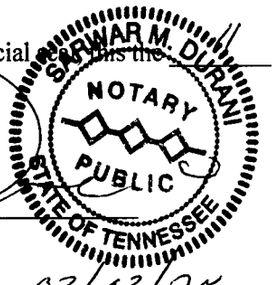
Witness my/our hand (s) this the 11 day of 3, 21.

Gholam M. Durani

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gholam M. Durani**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of 3, 21.



Notary Public

My Commission Expires: 03/03/25

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212