Karen Johnson Davidson County
Batch# 771212 DEEDQC
12/09/2021 01:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211209-0163536

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

File Number: 21101007

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 3rd day of December, 2021.

Notary Public
My Commission Expires: 9/19/22

Quit Claim Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Israa Altamimi and Aziz Altamimi	New owner	096-13-0-132.04
923 Allen Road		
Nashville, TN 37214		

THIS INDENTURE, made and entered into as this 3rd day of December, 2021, by and between **David Ehsani**, as party or parties of the first part, and **Israa Altamimi and Aziz Altamimi** as party or parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as follows: to-wit:

Beginning at an iron pin in the Southerly margin of Allen Road, said point being 270 feet East of the Northwest corner of the tract of land conveyed to David Faircloth by deed of record in Book 3251, Page 511, R.O.D.C., TN; and thence Easterly 90 feet with the Southerly margin of Allen Road to an iron pin; thence Southerly 231.1 feet to an iron pin; thence Westerly 90 feet to an iron pin; thence Northerly 231.5 feet to the point of beginning.

Being the same property conveyed to David Ehsani and Israa Altimimi and Aziz Altimimi by Warranty Deed from David Ehsani dated January 31, 2019, of record in Instrument No 20190205-0010934, Register's Office for Davidson County, Tennessee. The subject property is neither the principle residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 923 Allen Road, Nashville, TN 37214.

WITNESS my hand this 2nd day of December, 2021.

David Ehsani

David Ehsani

Country of ~~Australia~~ XXXXXX Texas
State of Dallas

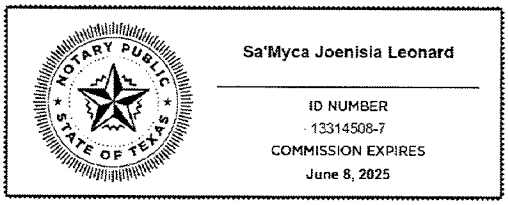
Personally appeared before me, the undersigned, a notary public in and for said country and state, via remote online notarization, the within named David Ehsani with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of December, 2021

Sa'Myca Joenisia Leonard

Notary Public at Large Notary Public, State of Texas
My Commission Expires: 06/08/2025

David V Ehsani



Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Katelyn Taylor, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/2/21 (date of document).

Katelyn Taylor
Affiant Signature

12/7/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/19/22

NOTARY'S SEAL

