Karen Johnson Davidson County
Batch# 783203 DEEDQC
01/03/2022 11:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220103-0000464

Commitment Number: 27796878
Seller's Loan Number: 104022513

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Sharmin Wahid, 7329 River Bend Rd., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 141120E04300CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Abu N. Wahid and **Sharmin Wahid**, husband and wife, whose mailing address is **7329 River Bend Rd., Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Sharmin Wahid**, a married woman, hereinafter grantee, whose tax mailing address is **7329 River Bend Rd., Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 7329 River Bend Rd., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20060227-0022316 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141120E04300CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 12/11, 2020:

Abu N. Wahid

Sharmin Wahid

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 12/11, 2020 by **Abu N. Wahid** and **Sharmin Wahid** who are personally known to me or have produced DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

H. S. HUFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Feb. 25, 2024

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 11th day of DEC, 2020.

Shaymin Walker
Affiant

SHARMIN WAHID
Print Name



My Commission Expires
Feb. 25, 2024

(Seal)

Notary Public

My commission expires:

2/25/24

H. G. HUFF
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Being Lot No. 41 on the Plan of Harpeth Crest Subdivision, Phase II, as of record in Instrument # 20020403-0040556, Register's Office for Davidson County, Tennessee, to which

said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same parcel conveyed to Abu N Wahid and Sharmin Wahid from Dress Premier Homes, Inc., an Ohio Corporation, by virtue of a deed dated 2/20/2006, recorded 2/27/2006, as instrument no. 20060227-0022316 county of Davidson , state of Tennessee. Assessor's Parcel No: 141120E04300CO

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 12-11-2020 (date of document).

Luke Bingham
Affiant Signature

12-23-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries