Karen Johnson Davidson County
Batch# 785028 DEEDQC
01/05/2022 01:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220105-0002141

Commitment Number: TN21104869

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER ROAD
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21104869.

New Property Owner/Mail Tax Statements To:
MD Abdul Hannan and **MST Rokeya Khatun**, 748 Vernon Avenue , Nashville , TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091-05-0C-748-00

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.

MD Abdul Hannan who acquired title as MD Abdual Hannan and **MST Rokeya Khatun**, husband and wife, hereinafter grantors, whose tax-mailing address is **748 Vernon Avenue, Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **MD Abdul Hannan** and **MST Rokeya Khatun**, husband and wife, hereinafter grantees, whose tax mailing address is **748 Vernon Avenue, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 748 ON THE PLAN OF VERNON AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VERNON AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20061024-0131877, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING

WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF VERNON AVENUE TOWNHOMES, FOR PLACEMENT FOR UNITS, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20061024-0131877 FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNITS.
Property Address is: 748 Vernon Avenue, Nashville , TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20130912-0096176 in the Register's Office of Anderson County, Tennessee.

Parcel ID: 091-05-0C-748-00

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 SEPT 21, 2021:

Md Abdul Hannan

MD Abdul Hannan who acquired title as MD Abdual Hannan n

MST Rokeya Khatun

MST Rokeya Khatun

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 9/21/, 2021 by **MD Abdul Hannan who acquired title as MD Abdual Hannan** and **MST Rokeya Khatun** who are personally known to me or have produced DRIVERS LIC 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

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 03/07/2023

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 or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of SEPT, 2021.

Md Abdul Hannan
Affiant

Md Abdul Hannan
Print Name

(Seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

CTIC# _____

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **09/21/2021** .

Affiant Signature

09/21/2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **21ST** day of **SEPTEMBER**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462