Quit Claim Deed

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ($1.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF June 2022

Notary Public

MY COMMISION EXPIRES 09/02/24
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC ANN DONNELL DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nations Financial Services 9001 W 67th Street, Merriam, KS 66202 913-383-0202 File No.: 22NL13021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sorwar Hussain and Johura Oni	**Sorwar Hussain and Johura Oni**	**134 13 0 228.00**
(NAME) **277 Largo Dr.**	(NAME) **277 Largo Dr.**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Shadia Uma, married to Foyaz Ahmed, and, Johura Oni, married to Sorwar Hussain,** whose mailing address is **277 Largo Dr., Nashville, TN 37211,** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED AND CONVEYED UNTO, **Sorwar Hussain and Johura Oni, Husband and wife,** whose mailing address is **277 Largo Dr., Nashville, TN 37211,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 354 on the Plan of Hillbrook Estates, Section 6, as shown by plat of record in Plat Book 4175, Page 7, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Shadia Uma, married and Johura Oni, married by Warranty Deed from Nikkin Construction, LLC as recorded 09/28/2016 as Document 20160928-0102470.

Commonly Known As: 277 Largo Dr., Nashville, TN 37211

Tax ID: 134 13 0 228.00

NOTE: Deed prepared with $1.00 consideration to remove sister and her spouse from title.

This improved/ unimproved property known as:

277 Largo Dr., Nashville, TN 37211
(House Number)(Street)(City or Town)(Postal Zip)

Karen Johnson Davidson County
Batch# 889500 DEEDQC
07/15/2022 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220715-0081459

Quit Claim Deed

Witness my hand this 24 day of June, 2022

Sorwar Hussain

Johura Oni

STATE OF TENNESSEE
COUNTY OF Davis

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Sorwar Hussain and Johura Oni**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Nashville, Tennessee, this the 24 day of June, 2022.

Notary Public

Printed Name
My Commission expires: 09/08/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration given for this conveyance is $1.00

Affiant

Witness my hand and official seal at the office in Nashville, Tennessee, this the 24 day of June, 2022

Notary Public

Printed Name
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFTER RECORDING RETURN TO:
Nations Lending Services
9001 W 67th Street
Merriam, KS 66202

Quit Claim Deed

Witness my hand this 24 day of June, 2022

Shadia Uma

Foyaz Ahmed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Shadia Uma and Foyaz Ahmed**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Nashville, Tennessee, this the 24 day of June, 2022.

Notary Public

Ann Stathos Donnell
Printed Name
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration given for this conveyance is $1.00

Affiant

Witness my hand and official seal at the office in Nashville, Tennessee, this the 24 day of June, 2022.

Notary Public

Ann Stathos Donnell
Printed Name
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFTER RECORDING RETURN TO:
Nations Lending Services
9001 W 67th Street
Merriam, KS 66202

Tennessee Certification of Electronic Document

I, Jamel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Jamel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

Notary seal

My Commission Expires: 9/3/22

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0244

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