Karen Johnson Davidson County
Batch# 910660 DEEDQC
08/31/2022 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220831-0098154

AFTER RECORDING RETURN TO:
ClientFirst Title LLC
1000 Germantown Pike Ste J1
Plymouth Meeting, PA 19462
File No. R22TN109318

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 148-13-0-161

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 25 day of AUG, 2022, by and between **Waleed A. Hussain and Huda Nagim who erroneously acquired title as Huda Nagiim, husband and wife,** residing at 5013 Packard Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Waleed A. Hussain and Huda Nagim, husband and wife, as tenants by the entirety,** residing at 5013 Packard Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5013 Packard Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/05/2012 under Instrument Number: Document Number: 20121105-0101643 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Waleed A. Hussain

Huda Nagim who erroneously acquired title as Huda Nagiim

who erroneously acquired title as

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Waleed A. Hussain and Huda Nagim who erroneously acquired title as Huda Nagiim, the within named Grantor, 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 seal, at office in Nolensville TN, this 25 day of AUG, 2022

LaTonya S Smith
Notary Public

My Commission expires: 8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT "A"
Legal Description

A certain tract or parcel of land located in Davidson County, Tennesse, described as follows to -wit: Land in Davidson County, Tennessee, being Lot No. #76 on the Map of Fairlane Park of record in Book: #2331, Page: #108, said Register's Office, to which plan reference is hereby made for a more complete description.

Parcel ID: 148-13-0-161

Being the same property conveyed to Hussein Ahmad, a married man, by deed of record in Instrument No. 20080716-0072623, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED
GRANTOR: WALEED A. HUSSAIN AND HUDA NAGIIM, HUSBAND AND WIFE
GRANTEE: WALEED A. HUSSAIN AND HUDA NAGIM, HUSBAND AND WIFE
DATED: 8/25/2022
RECORDED:
DOC#/BOOK-PAGE:

VALUATION AFFIDAVIT

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

Affiant

Print Name: Huda Nagim

STATE OF TN
COUNTY OF Williamson

Subscribed and sworn to before me this 25 day of Aug, 2022

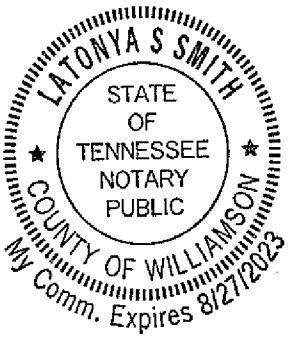
LaTonya S Smith
Notary Public
My Commission Expires: 8/27/2023

Name and address for person(s) responsible for taxes:

Waleed A. Hussain and Huda Nagim
5013 Packard Drive
Nashville, TN 37211

Name and address of property owner:

Waleed A. Hussain and Huda Nagim
5013 Packard Drive
Nashville, TN 37211



Tennessee Certification of Electronic Document

I; Bryan Gutierrez, 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 AUGUST-25 -2022 (date of document).

Affiant Signature

AUGUST -31-2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 31 day of AUGUST, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954