PREPARED BY AND PLEASE RETURN TO
Mark J Grai, Atty
The Winchester Law Firm, PLLC
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Memphis, Tennessee 38119
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Karen Johnson Davidson County
Batch# 991786 DEEDQC
04/13/2023 12 01 53 PM 2 pgs
Fees $12 00 Taxes $0 00
20230413-0027201

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 13th day of April, 2023, by and between **KIA INVESTMENTS, LLC**, a Tennessee limited liability company (the "Grantor") and **HUSSAIN CHAGANI** and wife, **ZOHRA CHAGANI** (collectively, the "Grantees").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby quit claim unto the said Grantees, as tenants by the entireties, all right, title and interest that the Grantor has in and to the following described real estate, situated and being in Shelby County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1-A on the Horizonal Property Regime for Scotts Hollow Condominiums, Phase I, Section II, as recorded in the Master Deed of record in Instrument Number 20030829-0125456, as amended in Instrument No. 20110516-0037426 and as shown on plat of record in Plat Book 8250, Page 241, which was amended in Instrument No. 20070423-0048064, Register's Office of Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in the Master Deed.

BEING PART OF THE SAME PROPERTY previously conveyed to the Grantor by Special Warranty Deed recorded as Instrument No. 20150804-0076989 in the Register's Office of Davidson County, Tennessee

WITNESS the signature of the Grantor the day and year first above written.

KIA INVESTMENTS, LLC

By: _____
Hussain Chagani, its Chief Manager
and Authorized Member

STATE OF TENNESSEE
COUNTY OF Wilson

On this 13th day of April, 2023, before me personally appeared HUSSAIN CHAGANI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who, upon oath, acknowledged himself to be the Chief Manager and Authorized Member of KIA INVESTMENTS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager and Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager and Authorized Member.

WITNESS my hand and seal, at office, the day and year above written

Meagan Roberts
Notary Public

My Commission Expires: 3/06/2027

MEAGAN ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2027
WILSON COUNTY

Valuation Oath

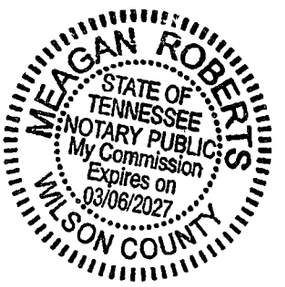
STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is -$0 00.

HUSSAIN CHAGANI, Affiant

Subscribed and sworn to before me this 13th day of April, 2023

Meagan Roberts
Notary Public



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Property address. 4961 Lebanon Pike, Old Hickory, Tennessee 37138

Map & Parcel: 065 13 0A 001.00

Name and address of Owner and
Person Responsible
For Payment of Taxes.
Hussain and Zohra Chagani
8104 Cambury Cove West
Germantown, Tennessee 38138