This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20794-RR

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Karen Johnson Davidson County
Batch# 995302 DEEDQC
04/24/2023 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230424-0029855

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24 day of April, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TAI Investments, LLC, and Smart Girl Developments, LLC 2012B Rosemary Lane Nashville, TN 37210	New Owner	060 13 0 209.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Hameed A. Yusuf, unmarried and Jessica Williams, unmarried,** ("Grantor") do/does hereby quitclaim and convey unto **TAI Investments, LLC, a Tennessee Limited Liability Company, and Smart Girl Developments, LLC, aTennessee Limited Liability Company,** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Old Matthews Road Subdivision of record in Instrument No. 20010913-0099804, in the Register's Office for Davidson County, Tennessee. To which reference is made for a more complete description.

Being the same property conveyed to Kenneth Turner, II, unmarried, by Warranty Deed from Shirley A. Calloway, unmarried, of record in Instrument No. 20210526-0071190, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021 and recorded on May 26, 2021.

Being the same property conveyed to Hameed A. Yusuf, and Jessica Williams, by Warranty Deed from Kenneth E. Turner, II, an unmarried man, dated April 21, 2023, of record in Instrument No. 202304240029853, in the Register's Office for Davidson County, Tennessee

This is improved property located at: **2532 Old Matthews Road, Nashville, TN 37207**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of April, 2023.

GRANTOR:

Hameed A. Yusuf

Jessica Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hameed A. Yusuf and Jessica Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of April, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 03/03/2026

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 4/21/23.

Affiant Signature

4/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

