This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1008186 DEEDQC
05/26/2023 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230526-0040023

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sipan Barwari** ("Grantor"), married, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jihan Omer Badran** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 208 on the Plan of Gengarry Park Section Two, as of record in Plat Book 2663, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sipan O. Barwari, a single person, by Warranty Deed from Kevin S. Brewer, a single person, and Kimberly Stout, a single person, of record in Instrument Number 20170821-0085731, said Register's Office for Davidson County, Tennessee.

Grantor warrants that the above described property is not his primary residence, and has been used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 19 day of **May, 2023.**

Sipan Barwari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Sipan Barwari**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **May, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Pedrive MAHMUT
AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of **May, 2023.**

Ashlee Page
NOTARY PUBLIC

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS: **707 Robert Burns Drive**
Nashville, TN 37217

TAX PARCEL NO.: **120 05 0 004.00**

PROPERTY OWNER: Jihan Omer Badran
OWNER'S ADDRESS: 308 Jewel Place
Mt. Juliet, TN 37122

MAIL TAX BILLS TO: Jihan Omer Badran
308 Jewel Place
~~Mount Juliet TN~~ 37122

Certificate of Authenticity

I, Holly A. Mason, 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 May 19, 2023.

Affiant Signature

5/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026