FROM: Shiean S. Mahmoud a/k/a Shiean S. Mahmud

TO: Shadee Mahmud

Karen Johnson Davidson County
Batch# 1023581 **DEEDQC**
07/07/2023 09 41 21 AM 1 pg
Fees $12 00 Taxes $0 00

20230707-0051946

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Shadee Mahmud 405 Sue Ct. Antioch, TN 37013	OWNER	17301016700

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

Prepared from information furnished by the parties

HILARY JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

STATE OF Tennessee
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this the 29 day of June, 2023.

Notary Public
Commission Expires:_____

I, Shiean S Mahmoud a/k/a Shiean S. Mahmud, do hereby quitclaim to Shadee Mahmud, his/her Heirs and Assigns, all their rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit.

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee more particularly described as follows
Lot 48 Monte Carlo, Section 11 B, as shown on plat of record in Plat Book 5050, Page 99, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Shiean S. Mahmoud (erroneously) by deed of record in Instrument No. 20160304-0020920, Register's Office for Davidson County, Tennessee. The said conveyance to Shiean S. Mahmoud was incorrect and should have been vested to Shiean S. Mahmud.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as: 529 Cedarmont Drive Antioch TN 37013

Witness our hand(s) this the 28 day of June, 2023.

Shiean S Mahmud a/k/a Shiean S Mahmoud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shiean S. Mahmud 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 purpose therein contained. Witness my hand and official seal at Nashville, TENNESSEE, this the 28 day of June, 2023.

HILARY JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

Notary Public
Commission Expires._____