Karen Johnson Davidson County
Batch# 1025386 DEEDQC
07/12/2023 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230712-0053473

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

William E. Grones
Notary Public - State of New York
No. 01GR6443[illegible]
Qualified in Clinton County
My Commission Expires 11/07/2026

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LR-WF-23-325

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Faisal S. Jehan and Zarina F. Hanif, Trustees of The Faisal S. Jehan and Zarina F. Hanif Family Trust, dated September 4, 2014		
(NAME) **4099 Cortona Court,**	(NAME) **Same as owner**	**071-04-0-297.00**
(ADDRESS) **Yorba Linda, CA 92886**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAISAL JEHAN, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FAISAL S. JEHAN AND ZARINA F. HANIF, TRUSTEES OF THE FAISAL S. JEHAN AND ZARINA F. HANIF FAMILY TRUST, DATED SEPTEMBER 4, 2014** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Queen Ave. Resub, Resubdivision of the J. B. Haynies Oriental Plan of record in Book 161, page 26 and Resubdivided in Plat Book 6200, Page 625, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Faisal Jean, married by Warranty deed from Ted L. Lindsey, a married man and Tom O. Abney, a married man of record in Instrument No. 20221206-0127269 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on December 06, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **325 Queen Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 31 day of May, 2023.

Faisal Jehan

Faisal Jehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAISAL Jehan the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 of May, 2023.

William Grones

Notary Public
My Commission Expires: 11/07/2026
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York

Commission #: 01GR6443451
Commission Expires: 11/07/2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 5/31/2023 (date of document).

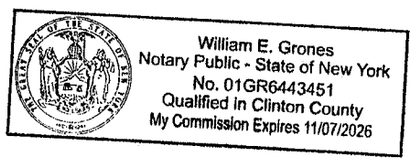
Affiant Signature

Date 5/31/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 31 day of May, 2023.



Notary's Signature

MY COMMISSION EXPIRES: 11/07/2026