Karen Johnson Davidson County
Batch# 1028566 DEEDQC
07/20/2023 09:46:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230720-0055878

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Shabnam Arefin 1640 Aaronwood Drive Old Hickory, TN 37138	Same	075 07 0 210.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that **this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital** Dissolution Agreement in that certain case styled Shabnam Arefin v. Shamsul Arefin, Davidson County Third Circuit Court No. 22D-800, and the actual consideration given for the transfer is **$0.00.**

Affiant

SUBSCRIBED AND SWORN TO before me this 20th day of July, 2023.

Notary Public

My Commission Expires: 09/02/2024

MATTHEW C SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEREAS, Shamsul Arefin ("Grantor") and Shabnam Arefin ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Shabnam Arefin v. Shamsul Arefin, Davidson County Third Circuit Court No. 22D-800; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Shamsul Arefin, the Grantor, does hereby convey, remise, release and forever quitclaim unto Shabnam Arefin, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 35-A, on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48 as shown on the plan of record in Book 6250, page 540, 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 Shamsul A. Rahman, a married person, by Limited Warranty Deed of record in Book 9552, page 582-586, Register's Office for Davidson County, Tennessee. Shamsul A. Rahman and Shamsul Arefin are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 730 Rachels Trail, Hermitage, TN 37076.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt for recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of July, 2023.

SHAMSUL AREFIN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

SHAMSUL AREFIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2023.

Notary Public

My commission expires: 07/09/2026

SHALLETTA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY