Karen Johnson Davidson County
Batch# 1030055 DEEDQC
07/24/2023 01:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230724-0056928

1 of 2

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Certified Title Corporation, 11459 Cronhill Drive, Suite M, Owings Mills, MD 21117

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Dashty Ismail Haji	Dashty Ismail Haji	13409012900
3401 Bruner Court	3401 Bruner Court	
Nashville, TN 37211	Nashville, TN 37211	

QUITCLAIM DEED

Exempt Pursuant to §67-4-409(a)(3)(E)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DASHTY ISMAIL HAJI, divorced-not remarried, whose address is: 3401 Bruner Court, Nashville, TN 37211, and QUTER SABRI HASSAN, divorced-not remarried, whose address is: 370 Wallace Rd. Apt. C-7 Nashville TN 37211 hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DASHTY ISMAIL HAJI, an unmarried person, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 3401 Bruner Court, Nashville, TN 37211, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon and being more particularly described as follows, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 126, ON THE PLAN OF WOODLAND HILLS, SECTION 1, OF RECORD IN PLAT BOOK 7900, PAGE 408, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Tax ID No.: 13409012900

BEING the same property conveyed to Grantor herein by Deed recorded 04/19/2017 in Instrument Number 20170419-0038350, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 3401 Bruner Court, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of July, 2023.

Dashty Ismail Haji
DASHTY ISMAIL HAJI

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DASHTY ISMAIL HAJI, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of July, 2023.

Notary Public
My Commission expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of July, 2023.

Outer SABRI Hassan
QUTER SABRI HASSAN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that QUTER SABRI HASSAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 17 day of July, 2023.

Notary Public
My Commission expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

Dashty Ismail Haji

Dashty Ismail Haji

Subscribed and sworn to before me this 17 day of July, 2023

Notary Public

My Commission expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Eileen Huff, 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 7/17/23 (date of document).

Affiant Signature

7/17/23
Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 17 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/15/26

NOTARY'S SEAL

MICHAEL SEGAL
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 10-15-2026