Karen Johnson Davidson County
Batch# 1031891 DEEDQC
07/28/2023 12:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230728-0058354

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 27 day of July, 2023.

Notary Public

My commission expires: 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR STREET, SUITE 100
MURFREESBORO, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Santwon Townsend	**SAME**	**050-03-0-015.00**
1624 West green Ln.	1624 West green Ln.	
NASHVILLE TN 37207	NASHVILLE TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Mohammed Abuqayas** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Santwon Townsend** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Reserved Area on the Plan of Section III, Willow Creek of record in Plat Book 5200, Page 631, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mohammed Abuqayas from Joe E Brown Sr by Warranty Deed dated September 17, 2021 and recorded in Instrument Number 20210927-0129151 Registers Office for Davidson County, Tennessee.

Said property is unimproved land and was never mrital property, therefore the spouse of the grantor does not enter into the execution of this instrument.

This is **unimproved** property known as **1701 Westchester Drive, Nashville, TN 37207.**

WITNESS my/our hand(s) this 27 day JULY, 2023.

7-27-23

Mohammed Abuqayas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of July, 2023 before me personally appeared **Mohammed Abuqayas**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Notary Public

My commission expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, Debbie Paulsson, 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 7/27/2023 (date of document).

Affiant Signature

7/28/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28 day of July, 2023.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL