Karen Johnson Davidson County
Batch# 1056852 DEEDQC
10/03/2023 01:55:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231003-0077781

# QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY<br>The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
| **5420 Sunnyvale Drive<br>Antioch, TN 37013** | **SAME** | **176-05-0A-046.00** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

**ABOUBEKER RAMADAN**

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**AJIBIYA Y. CHARIF, RANEIA RAMADAN, YASMIN RAMADAN, and IMAN RAMADAN,**

HEREINAFTER called the GRANTEES, **JOINTLY WITH A RIGHT OF SURVIVORSHIP,**

All right, title, and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot 63, Hickory Woods Estates, Section "C", as recorded in Book 6900, Pages 885 thru 887, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ajibiya Y. Charif and spouse Aboubeker Ramadan, Raneia Ramadan, Yasmin Ramadan, and Iman Ramadan by quitclaim deed from Ajibiya Y. Charif, of record in Instrument No. 20211018-0139739, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as **5420 Sunnyvale Drive, Antioch, TN 37013.**

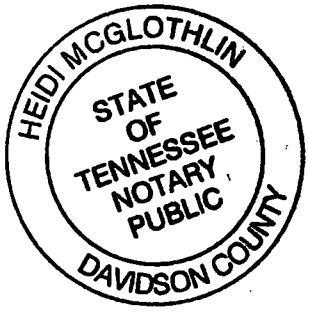
**WITNESS MY HAND** this the 29th day of September, 2023,

**ABOUBEKER RAMADAN**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Aboubeker Ramadan,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 29th day of September, 2023.



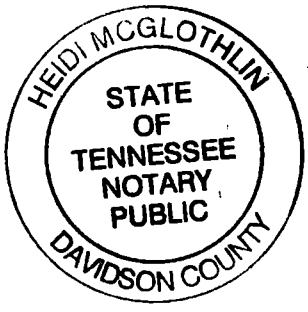

NOTARY PUBLIC
My Commission Expires: 7/7/2027

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2023.




NOTARY PUBLIC
My Commission Expires: 7/7/2027