Karen Johnson Davidson County
Batch# 1062948 DEEDQC
10/19/2023 12:52:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231019-0082059

This instrument was prepared by:
Sadia Folad
1604 Twin Square Way
Franklin, TN 37067

Once recorded, return to:
Haziqa Telwar
107 Ashlawn Court
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Haziqa Telwar Affiant
Subscribed and sworn before me this the
19 Day of October, 2023.
Brandi Wilson, Deputy Register

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee
County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One US Dollars ($ 1) in hand, paid to Haziqa Telwar, with an address of 107 Ashlawn Court Nashville, TN 37215 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Bibi Jan Safi, with an address of 107 Ashlawn Court Nashville, TN 37215 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 131 06 0G 107.00

The property identified herein ☑ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:
Name: Bibi Jan Safi
Address: 107 Ashlawn Court Nashville, TN 37215

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever. HS

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Haziqa Telwar Date: 10/19/23

Printed Name: Haziqa Telwar

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: 10-19-23

Printed Name: Chris Folad

2nd Witness Signature: Sadia Folad Date: 10-19-23

Printed Name: SADIA FOLAD

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On October 19, 2023 before me, John David Carter,
personally appeared Hazigo Yelwar,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Printed Name John David Carter
My Commission Expires May 7, 2024

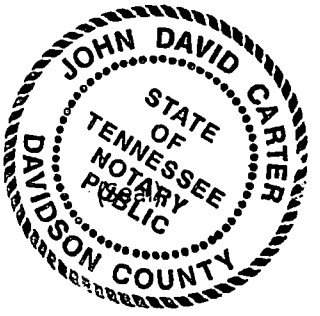


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 107, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS, VILLAGE OF ASHLAWN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 7076, PAGE 696, AMENDED IN BOOK 7308, PAGE 859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "A" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON TRACT NO. 13 ON THE PLAN OF RESUBDIVISION OF TRACTS 1, 2 & 11 OF BURTON HILLS OF RECORD IN PLAT BOOK 6250, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HAZIQA TELWAR BY THOMAS M CLINARD AND WIFE, CYNTHIA CLINARD, OF RECORD IN BOOK 10932, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The Real Property or its address is commonly known as 107 ASHLAWN CT, NASHVILLE, TN 37215.