Karen Johnson Davidson County
Batch# 1072431 DEEDQC
11/16/2023 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231116-0089368

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Summer Bolton
Affiant Signature

Subscribed and sworn to before me on this the 31 day of Oct, 2023

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Ayoub Eshak
9808 Albemarle Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
Ayoub Eshak
9808 Albemarle Lane
Brentwood, TN 37027
MAP AND PARCEL NUMBER: 14903005400

QUITCLAIM DEED

23NT01077

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Finyara Homes II Company, a Tennessee Corporation

By these presents do remise, release and **QUITCLAIM** unto

Ayoub Eshak

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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

BEING Lot No. 458 on the Plan of Edge-O-Lake Estates, Section 6-A, of record in Book 4595, Page 168, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.

Being the same property conveyed to Finyara Homes II Company from Vellar Paden-Sharpe, a single woman, by Warranty Deed dated 02/16/2023 and recorded 02/16/2023 in Instrument No. 20230216-0011410, Register's Office of said County.

Being the same property conveyed to Vellar Paden-Sharpe from John Pickett, Jr. and wife, Kim Pickett, by Warranty Deed dated February 12, 1991, and recorded 02/13/1991 of record at Book 8291, Page 834 in the Register's Office of Davidson County, Tennessee.,

This is an improved property commonly known as: 2537 Edge O Lake Dr, Nashville, TN 37217-3517

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of Oct., 2023.

Ayoub Eshak, President, Finyara Homes II Company

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ayoub Eshak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Finyara Homes II Company**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 30 day of Oct, 2023.

Notary Public

My Commission expires: 3 / 3 / 2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 10/30/23 (date of document).

Affiant Signature

11/1/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of November, 2023.

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

