Karen Johnson Davidson County
Batch# 1077163 DEEDQC
12/01/2023 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231201-0092863

PREPARED BY:
CLOSED Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 15th day of November, 2023.

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER:
Mohamma Amirul Islam et ux.
1501 21st Ave N
Nashville, TN 37208

SEND TAX BILLS TO:
CMG Mortgage, Inc.
dba CMG Home Loans
3160 Crow Canyon Rd., Ste. 400
San Ramon, CA 94583

Map & Parcel: 081-15-0-101.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mohammad Amirul Islam, a married man**, Grantor, does hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Mohammad Amirul Islam and Saima Chowdhury, husband and wife**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of S. A. Champion's Subdivision of Lot Nos. 85 to 168 and Lot Nos. 169 to 228 and Lot Nos. 235 to 252, inclusive, in the Harding Plan (Book 21, Page 80) of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mohammad Amirul Islam, a married man by Warranty Deed from Henry C. Nesbitt, III, Curtis Hunt, and Tiffany Nesbitt, sole heirs of John Thomas Nesbitt of record in Instrument No. 20230606-0042932 Register's Office for Davidson County, Tennessee, dated May 19, 2023, and recorded on June 6, 2023.

This is real property commonly known as 1501 21st Avenue North, Nashville, TN 37208.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15th day of November, 2023.

Mohammad Islam

Mohammad Amirul Islam

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mohammad Amirul Islam, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 15th day of November, 2023.

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 15, 2023.

J. Carlton Drumwright

November 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY