Karen Johnson Davidson County
Batch# 1083887 DEEDQC
12/19/2023 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097843

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mohammad Sarpas Yosuf and Homaira Laila Yosuf** ("Grantors"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Sufeia Yosuf Durani and Aemron Yosuf, as joint tenants with rights of survivorship,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Tract 1: 6464 Sunnywood Drive, Cane Ridge, TN 37013 Map & Parcel 181 01 0B 199.00

LAND in Davidson County, Tennessee being Lot No. 65, on the Plan of Phase Four Addition to Sugar Valley, a RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052, and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mohammad Sarpas Yousuf and wife, Homaira Laila Yousuf, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20080501-0044297 in the Register's Office for Davidson County, Tennessee.

Tract 2: 133 Robert Yoest Drive, Antioch, TN 37013 Map & Parcel 162 06 0 317.00

Being Lot No. 1 on the Plan of Bess Estates, Section 1, of record in Book 4460, Page 154, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 100.34 feet on the southerly margin of Tusculum Road and fronts 61.55 feet on the westerly margin of Robert Yoest Drive, said frontages being joined by a curve having a length of 38.79 feet, and extends back 110.00 feet on the southerly line and 82.61 feet on the westerly line to a point of intersection.

Being all of the same property conveyed to Mohammad S Yousuf and Hamaira L Yousuf, husband and wife, by Warranty Deed of record at Instrument No. 20150116-0004874, and Corrected Warranty Deed at Instrument No. 20150126-0007332, in the Register's Office for Davidson County, Tennessee.

Mohammad Sarpas Yousuf is one and the same, and also known as Mohammad S Yousuf. Hamaira Laila Yousuf is one and the same, and also known as, Hamira L. Yousuf.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 7th day of December, **2023.**

Mohammad Yosuf
Mohammad Sarpas Yosuf

Homaira L Yosuf
Homaira Laila Yosuf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mohammad Sarpas Yosuf and Homaira Laila Yosuf**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of December, **2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 7th day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**6464 Sunnywood Dr.** **Nashville, TN 37211**	**and**	**133 Robert Yoest Dr.** **Antioch, TN 37013**
TAX PARCEL NO.:	**181 01 0B 199.00 and 162 06 0 317.00**		
PROPERTY OWNER: OWNER'S ADDRESS:	**Sufeia Yosuf Durani and Aemron Yosuf** **6464 Sunnywood Drive** **Nashville, TN 37211**		
MAIL TAX BILLS TO:	**Sufeia Yosuf Durani and Aemron Yosuf** 6464 Sunnywood Drive **Nashville, TN 37211**		

Certificate of Authenticity

I, Holly A. Mason, 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 December 7, 2023.

Affiant Signature

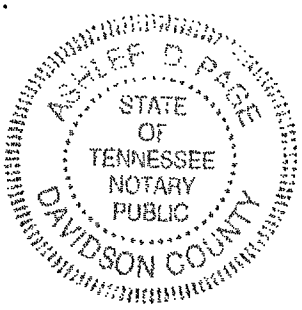
12/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of December, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2024