This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21990-DJ

Karen Johnson Davidson County
Batch# 1085099 DEEDQC
12/22/2023 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231222-0098828

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leverage LLC 4066 Nolensville Pk Nashville TN 37211	New Owner	163-00-0-263

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Yasir Mohamed** ("Grantor") do hereby quitclaim and convey unto **Leverage LLC, a Tennessee limited liability company** ("Grantee"), its heirs, successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rural Hill Acres of record in Plat Book 5210, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yasir Mohamed by Warranty Deed from Hanssy Zoad Zelaya Maldonado, unmarried woman, being dated February 12, 2021 and recorded February 22, 2021 in Instrument No. 20210222-0020625, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1306 Rural Hill Road, Nashville TN 37013**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December 2023.

GRANTOR:

Yasir Mohamed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yasir Mohamed the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2023.

Notary Public
My Commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/21/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/21/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

