Karen J
Batch # 1091308 DEEDQC
01/12/2024 02:34:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240112-0002857

Prepared by:
Thomas J. Drake
PO BOX 218187
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me, this 17 day of January, 2024.

NOTARY PUBLIC

My Commission expires 3/9/27

LACEY ALATRAQCHIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

QUITCLAIM DEED

ADDRESS NEW OWNER(s) SEND TAX BILLS TO **MAP & PARCEL**

HAMIDULLAH DURANI
1200 Old Hickory Blvd
Nashville TN 37027

new owner

Map 92-09 parcel 259

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, I, Thomas J. Drake, married, have this day bargained and sold, and do hereby transfer and convey unto Hamidullah Durani, the Grantee herein, his heirs and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, Being Lot No. 107B, Zone Lot Division of Lots 107 and 108, W.R. Wilson Subdivision, as in Book 6200, Page 730, 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 Thomas J. Drake, married, by deed from Rosalyn Borden now being Rosalyn Borden-Harris, and husband Jarvis Harris, of record in Instrument 200810?4-0106736, Register of Deeds Office, Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record, and subject to the following:

(1) The Plan of record on 6200, Page 730, said Register's office, shows an Owner's certificate, and is subject to all matters are set forth therein;

(2) Taxes for the current years, which have been prorated and assumed by the Grantees herein and subsequent years not yet due and payable.

This is improved property known as 411B 35th Ave N, Nashville, TN 37209

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

Witness my hand this 12 day of January, 2024.

Thomas J. Drake

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within Thomas J. Drake, 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 within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, on this 12th day of January 2024.

Notary Public

My Commission Expires: 3/9/27

LACEY ALATRACCHIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027