THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1094143 DEEDQC
01/25/2024 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240125-0005210

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ahmed Sayid 5444 Cedar Ash Crossing Antioch, TN 37013	New owner	093-16-0-219.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Zaboira LLC, a Georgia limited liability company**, by these presents does hereby quitclaim and convey unto, **Ahmed Sayid, a married man**, his successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Maury and Claibornes Addition to South Nashville of record in Plat Book 21, Pages 84 and 85, 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 Zaboira LLC, a Georgia limited liability company by Warranty Deed from Larry Drake, married of record as Instrument No. 20231212-0095625, in the Register's Office for Davidson County, Tennessee, dated December 4, 2023 and recorded on December 12, 2023.

Being also known as 58 Robertson Street, Nashville, TN 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8TH day of JANUARY, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5TH day of JANUARY, 2023.

Zaboira LLC, a Georgia limited liability company

By: Franol Hulufe
Franol Hulufe, Member

By:_____
Kayo Beshir, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Franol Hulufe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member** of **Zaboira LLC, a Georgia limited liability company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29 day of December, 2023.

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

My Commission Expires: 7-7-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kayo Beshir**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member** of **Zaboira LLC, a Georgia limited liability company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2023.

_____
Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5TH day of JANUARY, 2023.

Zaboira LLC, a Georgia limited liability company

By:_____
Franol Hulufe, Member

By:_____
Kayo Beshir, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Franol Hulufe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member** of **Zaboira LLC, a Georgia limited liability company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2023.

_____
Notary Public

My Commission Expires: _____

STATE OF Maryland
COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kayo Beshir**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member** of **Zaboira LLC, a Georgia limited liability company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 01 day of January, ~~2023.~~ 2024

_____
Notary Public

My Commission Expires: _____

Paul Eunzoon Yang
NOTARY PUBLIC
HOWARD COUNTY
STATE OF MARYLAND
My Commision Expires June11 2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 5, 2024** (date of document).

Affiant Signature

January 25, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 25th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25