Karen Johnson Davidson County
Batch# 1097287 DEEDQC
02/02/2024 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007499

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FTFN19 Community Property Trust 1719B 15th Avenue South Nashville, TN 37212	Same	105 09 1F 002.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FAHAD TAHIR and FATIMA NAWAZ, hereby quitclaim and convey to the FTFN19 COMMUNITY PROPERTY TRUST, all of our interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 1719B, together with common areas, as established by Declaration of Covenatns, Conditions and Restrictions for 1719 15th Avenue South, a Horizontal Property Regime with Private Elements of recod as Instrument No. 20180625-0061175 and being shown on Plat attached thereto as Exhibit "B", 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 by deed of record as Instrument #20200214-0017127, Register's Office for Davidson County, Tennessee.

This is property known as 1719B 15th Avenue South, Nashville, Tennessee.

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 2ND day of FEBRUARY, 2024.

FAHAD TAHIR

FATIMA NAWAZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Fahad Tahir and Fatima Nawaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 2ND day of FEBRUARY, 2024.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 2ND day of FEBRUARY, 2024.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Notary Public
My Commission Expires: Nov. 6, 2024

37209303.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 2, 2024 (date of document).

Affiant Signature

02/02/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of February, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

