Karen Johnson Davidson County
Batch # 1104850 DEEDQC
02/27/2024 08:22:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240227-0013076

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-26-2025

STATE OF TENNI

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 21st day of February 2024.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Mohammad Anwar Living Trust 1505 Pointer Court Antioch, TN 37013	Mohammad Anwar Living Trust 1505 Pointer Court Antioch, TN 37013	060-02-0-239.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mohammad Anwar, also known as Anwar Mohammad, does hereby quitclaim, transfer and convey unto Mohammad Anwar, as Trustee of the Mohammad Anwar Living Trust dated February 21, 2024, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 169, as shown on the map entitled Section One, Parkwood Estates, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Anwar Mohammad from Patricia Fields, both individually and as Executrix of the Estate of Hershell Donnell, Sr. and Tamelar Readus and Cheryl Anderson as Devisees under the Estate of Hershell Donnell, Sr., by Special Warranty Deed dated

December 7, 2021, and recorded on December 8, 2021, as Document No. 20211208-0162783, Register's Office for Davidson County, Tennessee.

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

Property Address: 3061 Richmond Hill Drive, Nashville, Tennessee 37207

Witness my hand this 21st day of February 2024.

Mohammad Anwar, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Mohammad Anwar, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, February 21, 2024.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

Madelyn Stampley, Notary Public
My commission expires: October 26, 2025