Karen Johnson Davidson County
Batch # 1104850 DEEDQC
02/27/2024 08:22:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240227-0013078

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

STATE OF TENNESSE

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	051-03-0-032 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, unmarried, 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 on Exhibit "A" attached hereto.

Being the same property conveyed to Mohammad Anwar, unmarried, from Cathryn Armistead, as Administrator of the Estate of John Clinton Gregory, by Administrator's Quitclaim Deed dated April 26, 2023, and recorded on May 1, 2023, as Document No. 20230501-0032143, 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: 708 Vantrease Road, Madison, Tennessee 37115

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

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being a part of the south part of Lot No 50 of Block "D" on the unrecorded Plan of Marthonna, and described as follows.

BEGINNING at an iron pin in the south margin of Vantrease Road, which is 150 6 feet east of a concrete monument set in the south margin of Vantrease Road, south of and opposite a concrete monument at the northeast intersection of Vantrease Road and Marthonna Road East, being the northeast corner of a lot that was conveyed to Mary E Tudor by deed from R H Tudor and wife, of record in Book 2487, Page 441, Register's Office for said County, thence with the margin of Vantrease Road, South 87 degrees 25 minutes East 150 6 feet to an iron pin at the northwest corner of the lot that was conveyed to James N McSwiney and wife, by deed from R H Tudor and wife, of record in Book 2145, Page 138, said register's Office, thence with McSwiney's west line, South 2 degrees 40 minutes West 323 77 feet to a point, thence North 88 degrees 29 minutes West 150 6 feet to Mary E Tudor's southeast corner, thence with her east line, North 2 degrees 40 minutes East 326 57 feet to the point of beginning