QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1108435 DEEDQC
03/07/2024 09:07:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240307-0015821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd DAY OF JAN, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3079LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Roshvan Omran Chalkey	New Owner	
2404 Rollet Court		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROSHVAN OMRAN CHALKEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ROSHVAN OMRAN CHALKEY AND SHELAN SELAM KERIM, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 2404 Rollet Court, Nashville, TN 37211

Witness my hand on this 23rd day of Jan, 20 24

Roshvan Omran Chalkey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Roshvan Omran Chalkey , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Roshvan Omran Chalkey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of JAN, 20 23

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

23-3079LA

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Section Thirteen, HOLT WOODS of record in Plat Book 9700, Pages 598 and 599, 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 from AH4R-TN3, LLC, a Delaware limited liability company by Deed to Roshvan Omran Chalkey to dated January 13, 2024 and recorded in Instrument Number 20240125-0004989, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

I Lisa Allard, 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 23, 2024.

Lisa Allard Mar 7, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 7, 2024

Jim R Vanderpool
Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY