QUITCLAIM DEED

Karen Johnson
Batch # 1111607
03/15/2024 01:37:51 PM
Fees: $12.00 Taxes: $0.00
20240315-0018203

Davidson County
DEEDQC
2 pgs

DEAN T WOODS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

State of Tennessee
County of Bedford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Nimon Macid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2024.

Dean T. Woods
(Notary Public

MY COMMISSION EXPIRES: 09-21-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hitchcock Title Company, 113 South Side Square, Shelbyville, TN 37160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nizar Noman	SAME	
(NAME) 4852 Corning Dr. ~~508 Inwood Drive~~	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville , 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nizar Noman,** hereinafter called the Grantor, have quitclaimed unto **Nizar Noman and Nimon Macid, husband and wife,** hereinafter called the Grantees, their heirs and or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my/our hands this 12th day of February, 2024.

Nizar Noman

State of Tennessee
County of Bedford

Personally appeared before me Nizar Noman, with whom I am personally acquainted or proved identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of February, 2024.

Dean T. Woods
Notary Public
My Commission Expires: 09-21-2025

DEAN T WOODS
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

RETURN TO:
Hitchcock Title Company
113 South Side Square
Shelbyville, TN 37160

File No.: 20230134

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE: Map 13313009400--(510 Inwood Drive, Nashville, TN 37211) A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Abbay Hall Subdivision Section I, of record in Book 2331, page 18, Register's Office, Davidson County, Tennessee.

Said Lot No 39 fronts 79 feet on the north side of Inwood Drive and runs back 179.5 feet to the westerly line and 180.1 feet on the east line to a dead line, measuring 79 feet thereon.

Being the same property conveyed to Nizar Norman by Warranty Deed from Richard L. Crooks and wife, Virginia Crooks, dated September 9, 2022, of record at as Instrument Number 20220920-0104441, Register's Office, Davidson County, Tennessee.

TRACT TWO: Map 14702013300--(4852 Corning Dr., Nashville, TN 37211): Land in Davidson County, being Lot No. 20 on the Plan of elysian park of record in Plat book 2331, Page 32, 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 Nizar Noman by Warranty Deed from Braulio Antanacio Sanchez, dated January 8, 2021, of record as Instrument Number 20210105-0001424, Register's Office, Davidson County, Tennessee.

TRACT THREE: Map/Parcel: 133-14-0-008.00--(504 Inwood Drive, Nashville, TN 37211): Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Abbay Hall, Section One, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 78.5 feet on the northerly margin of Inwood Drive and extends back 182.00 feet on the easterly line and 181.4 feet on the westerly line to a dead line in the rear, measuring 78.6 feet thereon.

Being the same property conveyed to Nizar K. Noman, an unmarried man by Warranty Deed from Ricky Ly, unmarried, and Khanh T. Huynh, dated April 13, 2016, of record as Instrument Number 20160418-0037368, Register's Office, Davidson County, Tennessee.

TRACT FOUR: Map/Parcel: 147-16-0-180.00 (351 Fairlane Drive, Nashville, TN 37211): Property located in the County of Davidson, State of Tennessee: Being Lot Number 232 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, at pages 145-146, Register's Office , Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nizar Noman by Substitute Trustee's Deed from J. Phillip Jones, dated September 3, 2015, of record at Instrument 20150915-0093499, Register's Office, Davidson County, Tennessee,

TRACT FIVE: Map/Parcel: 133-14-10 (508 Inwood Drive, Nashville, TN 37211): A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Lot No. 40 on the Plan of Abbay Hall Subdivision Section I as of record in Book 2331 page 18 Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nizar K. Noman by Warranty Deed from Lisa Pearson, Administrator of the Estate of Leslie Bedingfield and Jane M. Vassar, Heir at Law, dated June 27, 2005, of record as Instrument 20050630-0075653, Register's Office, Davidson County, Tennessee.