QUITCLAIM DEED

Karen Johnson
Batch # 1112808
03/19/2024 01:37:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240319-0018961

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2024.

Notary Public

MY COMMISSION EXPIRES: . 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Insurance Co.
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hashim Jabbar Salih and Hawre Mohammed	SAME	
(NAME) 2135 Anitioch Pike	(NAME)	148-00-0-044.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Hashim Jabbar Salih, hereinafter called the GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto **Hashim Jabbar Salih and Hawre Mohammed, hereinafter called the GRANTEES**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made by James L. Murphy, Jr. and Company, Surveyors, dated March 27, 1961, formerly a portion of the Dr. George Charlton Property, and being more particularly described as follows, to-wit:

BEGINNING at a point in the Southwesterly margin of Antioch Pike; thence Southeasterly along the margin of Antioch Pike, a distance of 200 feet to an iron pin; thence South 49° 30' West, a distance of 219.32 feet to a point in the center of Mill Creek; thence along the center of Mill Creek South 87° 34' West, a distance of 324.37 feet to a point; thence North 49° 30' East, a distance of 473.25 feet to the point of beginning, said tract of land containing 1.59 acres, more or less.

Said tract of land is bounded generally on the North by Antioch Pike, on the East by the lands of Jasper E. Hutcheson and wife, Etta D. Hutcheson, of record in Book 3217, page 427, said Register's Office (shown in Book

8274, page 731, Exhibit "A" survey as the 1.10 acre tract); on the South by Mill Creek and on the West by the lands of Nicholson and/or heirs, devisees, remaindermen (Angie W. Sullivan, as indicated by tax roll)

BEING the same property conveyed to Hashim Jabbar Salih by Warranty Deed from American Dream Developers, Inc. and Allstate Auto Sales and Services dated July 12, 2018 and filed of record in Instrument 20180717-0069376, Register's Office for Davidson County, Tennessee.

Unimproved

This is improved X property, known as 2135 Antioch Pike, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 18th day of March, 2024.

Hashim Jabbar Salih

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Hashim Jabbar Salih, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2024.

My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public