This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number:

Karen Johnson Davidson County
Batch# 1116879 DEEDQC
04/01/2024 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240401-0022276

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 29 day of March, 2024

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mahmood A. Hussain & Maryam T. Abbas 3763 Turley Drive Nashville, TN 37211	New Owner	148-5-29

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Mahmood A. Hussain, Maryam T. Abbas and Musa M. Ahmed, a single man,** ("Grantor") do hereby quitclaim and convey unto, **Mahmood A. Hussain and Maryam T. Abbas, husband and wife** ("Grantee"), their heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County being Lot No. 67 on the Plan of Hillbrook, Section 3, as of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mahmood A. Hussain, Maryam T. Abbas and Musa M. Ahmed by Warranty Deed from Huyen Ngoc Trinh and Nguyen Vu Thuy dated September 27, 2002 and recorded October 2, 2002 in Instrument No. 20021002-0120331, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Huyen Ngoc Trinh and Nguyen Vu Thuy by Warranty Deed from Timothy A. Taylor and wife, Karen R. Taylor dated October 16, 1998 and recorded October 21, 1998 and recorded October 21, 1998 in Book 11163, Page 365, Register's Office for Davidson County, Tennessee.

This is **improved** property located at: **3763 Turley Drive, Nashville, TN 37211.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of March, 2024.

GRANTOR:

Mahmood A. Hussain

Maryam T. Abbas

Musa M. Ahmed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mahmood A. Hussain, Maryam T. Abbas, and Musa M. Ahmed,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of March, 2024.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/29/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/29/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 **day of** March, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024