Karen Johnson
Batch # 1118841
04/04/2024 08:07:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240404-0023691

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Sabri Abdullah and Nirgez Abdullah
320 Old Hickory Boulevard #408
Nashville, TN 37221

Shauna Fegan
AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 20th day of March, 2024.

Stella I Stoner
NOTARY PUBLIC
My Commission Expires: 04.27.2026

Map & Parcel: 128120A01800CO

Commonwealth Of Pennsylvania - Notary Seal
Stella I Stoner, Notary Public
Cumberland County
My Commission Expires April 27, 2026
Commission Number 1328694

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Shauna Fegan**, Grantor, does hereby quitclaim and convey all of her undivided right, title and interest, to the hereinafter described property to **Sabri Abdullah and Nirgez Abdullah, as tenants in common with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 18, Building No. 4 as shown on the Plan of Section 2, Phase 1A, Eagle Ridge at The Reserve Condominiums, a Horizontal Property Regime, created under Title 66 Section 27-101, et seq. as amended, Tennessee Code Annotated and established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 1 to the Master Deed, of record in Instrument No. 20020215-0020370, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed of record in aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Arthur Frank Fegan, an unmarried person, by Warranty Deed from Robin E Haynes, an unmarried person, of record in Instrument No. 20060619-0072608 Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 19, 2006.

Arthur Frank Fegan, having died intestate on June 24, 2023, it initially being determined that his interest in said property vested in Robert Fegan, as his sole heir at law, as shown in Docket No. 23P1392, Circuit Court (Probate Division) for Davidson County, Tennessee.

Said property being subsequently conveyed to Sabri Abdullah and Nirgez Abdullah, as tenants in common with right of survivorship, from Robert Fegan, by Warranty Deed of record in Instrument No. 20230915-0072681, Register's Office for Davidson County, Tennessee.

It subsequently being determined that Shauna Fegan is an additional heir at law of Arthur Frank Fegan, as shown in Docket No. 23P1392, Circuit Court (Probate Division) for Davidson County, Tennessee, Shauna Fegan executes this instrument in order to convey her interest in said property to the Grantees.

This is real property commonly known as 320 Old Hickory Boulevard #408, Nashville, TN 37221.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20th day of March, 2024.

Shauna Fegan

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Shauna Fegan, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 20th day of March, 2024.

Notary Public

My Commission Expires: 04-27-2026

Commonwealth Of Pennsylvania - Notary Seal
Stella I Stoner, Notary Public
Cumberland County
My Commission Expires April 27, 2026
Commission Number 1328694