QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1124884 DEEDQC
04/19/2024 10:42:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240419-0028148

LB-QCD-24-704

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 17 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Azad Muhammad Tayyar and Lisa Tayyar	**New Owner**	
(NAME)	(NAME)	**PART OF 12005005100**
700 Robert Burns Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUHAMMAD T. OSMAN AND WIFE, ASIYA AHMED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AZAD MUHAMMAD TAYYAR AND WIFE, LISA TAYYAR** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Lot 2, shown on the Final Plat of Re-Subdivison of Lot 232 Glengarry Park, Sec. 2, of record at Instrument No. 20240315-0017959, Register's Office Davidson County, Tennessee, which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Muhammad T. Osman, from Nawzad M. Tayyar, unmarred, Shirin M. Tayyar, and spouse, Akrem O. Hasan by Quitclaim Deed of Recod in Instrument No. 20021023-0130219 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **0 Robert Burns Drive, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 17 day of April, 2024.

Muhammad T. Osman

Asiya Ahmed

Asiya Ahmed, spouse of Muhammad T. Osman, hereby joins in this conveyance and does transfer and convey any and all marital interest may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17 day of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17 day of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212