QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

AJ-QCD-24-123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ahmed Sankari, Mohamed N. Sankari, and Mohamed Y. Sankari	**New Owners**	**09316015300**
(NAME)	(NAME)	
7439 Highway 70 S, Apt 146		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1134101 DEEDQC
05/13/2024 11:10:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240513-0034989

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AHMED SANKARI AND MOHAMED SANKARI ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

AHMED SANKARI, MOHAMED N. SANKARI, AND MOHAMED Y. SANKARI, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

A CERTAIN TRACT OF LAND LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 424 IN MAURY AND CLAIBORNE'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 424 FRONTS 39 FEET ON THE SOUTHERLY SIDE OF LAFAYETTE STREET, FORMERLY MURFREESBORO PIKE AND RUNS BACK BETWEEN LINES TO AN ALLEY, AND SHOWS 42 FEET ON SAID ALLEY.

TRACT 2:

A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 425 IN MAURY AND CLAIBORNE'S ADDITION TO SOUTH NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND A LOT LYING BETWEEN THE EAST LINE OF SAID LOT NO. 425 AND THE WEST MARGIN OF TRIMBLE STREET OR LINCOLN STREET, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LAFAYETTE STREET, FORMERLY MURFREESBORO PIKE, AND LINCOLN AND TRIMBLE STREET; THENCE WITH THE SOUTHERLY MARGIN OF LAFAYETTE STREET WESTERLY 64 FEET, MORE OR LESS, TO THE CORNER OF LOTS NOS. 424 AND 425; THENCE SOUTHERLY WITH THE LINE BETWEEN SAID TWO LOTS 148 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY EASTERLY 67 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF LINCOLN AND TRIMBLE STREET; THENCE WITH THE WESTERLY MARGIN OF SAID STREET NORTHERLY 132 FEET, MORE OR LESS, TO THE BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO AHMED SANKARI AND MOHAMED SANKARI, BY WARRANTY DEED, FROM JEMAL ABDURAHMAN, OF RECORD IN INSTRUMENT NO. 20070409-0041829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **123 Lafayette Street, Nashville, TN, 37210.**

Witness our hands this the 7 day of May, 2024.

AHMED SANKARI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 7 day of May, 2024.

Notary Public

My Commission Expires: 3-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

MOHAMED SANKARI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 26th day of March, 2024.

Notary Public

My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025