QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-QCD-24-1253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(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**	**10503022700**
(NAME) **7439 Highway 70 S, Apt 146**	(NAME)	
(ADDRESS) **Nashville, TN, 37221**	(ADDRESS)	
(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
20240513-0034997

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,

MOHAMED SANKARI ("GRANTORS")

BY THESE PRESENTS DOES 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:

LAND IN DAVIDSON COUNTY, TRACT 3, BEING PART OF LOT 12 ON THE PLAN OF JOHN NELSON'S ADDITION TO SOUTH NASHVILLE, OF RECORD IN BOOK 2, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF THIRD AVENUE, SOUTH 17.6 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 12, BEING THE NORTHEAST CORNER OF THE LAND CONVEYED TO NASHVILLE GAS AND HEATING COMPANY BY DEED OF RECORD IN BOOK 1643, PAGE 177; THENCE ALONG THEIR NORTH LINE WESTERLY 140 FEET TO A POINT; THENCE NORTH 49.9 FEET TO A POINT; THENCE EASTERLY 140 FEET TO THE WEST MARGIN OF THIRD AVENUE SOUTH; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 49.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MOHAMED SANKARI, BY DEED OF CORRECTION, FROM PEGGY MATHES, ADMINISTRATOR FOR THE ESTATE OF RONALD MARTINM DECEASED, OF RECORD IN INSTRUMENT NO. 20030107-0002671, 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: **1253 A 3rd Avenue South, Nashville, TN, 37210.**

Witness our hands this the 26th day of March, 2024.

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