Karen Johnson Davidson County
Batch# 1136460 DEEDQC
05/17/2024 04:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240517-0036951

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mohammad Islam, married** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Mohammad Islam and Saima Chowdhury, husband and wife** (Grantees), all of his rights, title, and interests in the following described real property in Davidson County, Tennessee, to wit:

Being Lots Nos. 20 and 21 on the Map of Southern Securities Company's unrecorded Subdivision of a 2-5/8 Acre Tract and Lots Nos. 23, 24, 25, and 26 on the Map of Shield's Lot Addition, as of record in Plat Book 57, Page 62, Register's Office for said County. According to an unregistered copy of a survey made by John Wilkes, Civil Engineer, in February, 1931, not of record, said Lots 20 and 21 are described as follows:

Beginning at a point in the North margin of Scovell Street at the corner of Lots Nos. 19 and 20 on the said unrecorded plan, said point being 125 feet 10 inches East from the Southwest corner of Lot No. 23 on said original Shield's plan; thence Northerly 140 feet to a point in the South margin of an alley being 124 feet East of the original Northwest corner of said Lot No. 23; thence with the margin of said alley, 80 feet to a point being the original line between Lots Nos. 26 and 27 of said Shield's Plan; thence with said line Southerly 140 feet to the North margin of Scovell Street; thence with the margin of the same, Easterly 82 feet to the beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being the same property conveyed to Mohammad Islam herein by Warranty Deed of record at Instrument Number **20240212-0009699** in Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument the 17 day of **May, 2024.**

Mohammad Islam
Mohammad Islam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mohammad Islam**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 17 day of May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**2102 Scovel St., Nashville, TN 37208**
TAX PARCEL NO.:	**081 15 0 463.00**
PROPERTY OWNER:	**Mohammad Islam and Saima Chowdhury**
OWNER'S ADDRESS:	**108 Cambridge Close, Antioch, TN 37013**
MAIL TAX BILLS TO:	**108 Cambridge Close, Antioch, TN 37013**

Certificate of Authenticity

I, Holly A. Mason, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on May 17, 2024.

Affiant Signature

5/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

