Karen Johnson Davidson County
Batch # 1137438 DEEDQC
05/21/2024 08:18:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240521-0037581

This Instrument Was Prepared by:
NBTS INC
5029 Edmondson Pike
Nashville, TN 37211

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP AND PARCEL NO.:
Naser A. Hauter	**Naser A. Hauter**	
9715 Mountain Ash Ct	**9715 Mountain Ash Ct**	
Brentwood, TN 37027	**Brentwood, TN 37027**	**12001014400**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Adel Ali Hauter and Naser Ali Hauter (the "Grantor") has bargained and sold, and by these presents does transfer, release, relinquish, quitclaim and convey unto **Naser Ali Hauter** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain land, and improvements and appurtenances thereto in the Davidson County, Tennessee and more specifically described on Exhibit "A" hereto:

Being the same property conveyed to Adel Ali Hauter and Naser Ali Hauter by Warranty Deed from Byung Rock Woo of record in Instrument No. 20160708-0070029, Register's Office of Davidson County, Tennessee, dated July 7, 2016 and recorded on July 8, 2016.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead examption of the spouse of the Grantor

This is improved property commonly known as 1183 Murfreesboro Road, Nashville, Tennessee 37217.

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This conveyeance is subject to the following:
1. Taxes for the year 2024 for Davidson County, Tennessee, a lien not yet due and payable.
2. Subject to all matters contained in Plat Book 4300, page 51, said Register's Office for Davidson County, Tennessee.
3. Agreements of record as shown in Book 4991, page 943, Book 4991, page 963, and Book 5138, page 160, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument this 15th day of April, 2024

By: _____

Name: Adel Ali Hauter, Grantor

By: _____

Name: Naser Ali Hauter, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adel Ali Hauter, known to me or proved to me to be the person whose signed to the within document and acknowledged to me that he executed the same for the purpose therein contained.

Witness my hand and notarial seal this 15th day of April, 2024.

My commission expires 01/04/2027

SEUNG U. LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

By: _____

Name: ~~Notary Public~~

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Naser Ali Hauter, known to me or proved to me to be the person whose signed to the within document and acknowledged to me that he executed the same for the purpose therein contained.

Witness my hand and notarial seal this 15th day of April, 2024.

My commission expires 01/04/2027

SEUNG U. LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

By: _____

Name: ~~Notary Public~~

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the true and actual consideration for this transfe
or the value of the property transferred is $ 1.00.

Subscribed and sworn to before me
This 15th day of April, 2024.

Affiant Adel Ali Hauter
Adel Ali Hauter, Grantor

Affiant Naser Hauter
Naser Ali Hauter, Grantor

Subscribed and sworn to before me this 15th day of April, 2024

Notary Public
My commission expires: 01/04/2027

SEUNG U. LEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

EXHIBIT "A"

Being Lot No 1., on the plan of Glengarry Park, Commercial Development, Section 111, as of record in Book 4300, Page 9, as revised in Book 4300, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin corner, with 6 NCS Realty Company in the South Right-of-Way line of Murfreesboro Pike, said point being 21O feet west of the center lane of Glengarry Drive; thence with 6 NCS Realty Company, South 41 deg. 11 min. 00 sec. West 200.00 feet to an iron pin corner, with consolidated capital properties Ill; thence with consolidated capital properties 111, South 41 deg. 14 min. 00 sec. West 43.90 feet to an iron pin corner; thence North 48 deg. 56 min. 00 sec. West 149.97 feet to an iron pin corner, with the 3rd national bank, Trustee north 41 deg. 11 min. 00 sec. East 226.20 feet to an iron pin in the South Right-of-Way line of Murfreesboro Pike; Thence with the South Right-of-Way line, Murfreesboro Pike the following bearings and distances; thence South 45 deg. 49 min. 00 sec. East 24.80 feet to an iron pin; thence North 86 deg. 11 min. 00 sec. East 25.48 feet to an iron pin; thence South 48 deg. 49 min. 00 sec. East 107.20 feet to the point of beginning.