Karen Johnson Davidson County
Batch# 1139888 DEEDQC
05/28/2024 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240528-0039487

STATE OF TENNESSEE
COUNTY OF SUMNER

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2024.

Notary Public
My commission expires:
1/29/25

REX CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Tater Tot Holdings, LLC 1200 Warner Court Brentwood, TN 37027	Tater Tot Holdings, LLC 1200 Warner Court Brentwood, TN 37027	083-13-0-301.00

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **Nifar Mahmood**, a single woman (hereinafter referred to as the "Grantor") releases and quitclaims to **Tater Tot Holdings, LLC – Songbird Series,** its interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 3 and the Southerly 5 feet of Lot No. 2 on the Plan of the Resubdivision of Lots 105, 106, 107 and 108, Block "L" of the Lindsley Tract, of record in Plat Book 843, page 94. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 and part of Lot No. 2 front together 45 feet on the Easterly side of South 14th Street and runs back between parallel lines, with the Northerly margin of an alley, 150 feet to the Westerly line of Lot No. 108.

BEING the same property conveyed to **Nifar Mahmood** by Warranty Deed from **Aaron Ochoa and Lesley R. Ochoa, husband and wife**, recorded on June 24, 2022 as Instrument #20220624-0072404, Register's Office for Davidson County, Tennessee.

Grantor conveys interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 305 South 14th Street, Nashville, TN 37206.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and affixed his seal, the day and year first above written.

Nifar Mahmood

STATE OF TENNESSEE)
) ss:
COUNTY OF SUMNER)

On this 23rd day of May, 2024 before me personally appeared **Nifar Mahmood** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 1/29/25

Tennessee Certification of Electronic Document

I, Nisar Mahmood, 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 23, 2024 (date of document).

Nisar Mahmood
Affiant Signature

May 23, 2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/20/24

NOTARY'S SEAL

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY