Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1143765 DEEDQC
06/05/2024 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240605-0042154

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Notary Public
My commission expires: 10/30/24

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hussein D. Adnan and Mustafa Jaafar	Owner	096-01-0-068.00
100 Wiggins Court		
Nolensville, TN 37135		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Michael Edward Schutt, Jr., Individually as Devisee of the Estate of William B. Young, deceased, and as Personal Representative of The Estate of William B. Young, deceased, and Helen Venable, as devisee of The Estate of William B. Young, deceased,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto Hussein D. Adnan as to an undivided 34% interest and Mustafa Jaafar as to an undivided 66% interest, as tenants in common, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land Associates, Inc.

Beginning at an iron pin in the Northeasterly corner of the R. J. Baltz Jr., property at the South right of way of Lebanon Pike; thence South 69 degrees 38 minutes 00 seconds East 32.00 feet to an iron pin found ; thence South 05 degrees 12 minutes 00 seconds West 209.00 feet to an iron pin found; thence North 69 degrees 38 minutes 00 seconds West 82.00 feet to a broken concrete monument ; thence North 05 degrees 12 minutes 00 seconds East 209.00 feet to an iron pin (formerly a hub and tack found) and the point of beginning.

Being the same property conveyed to William B. Young and wife, Ruth Juanita Young by Quitclaim Deed from Alan L. Saturn, Trustee with full power to mortgage, sell, convey and encumber without joinder of

third-party beneficiary of record in Book 5996, page 889, Register's Office for Davidson County, Tennessee, dated January 13, 1983 and recorded on January 24, 1983.

The said Ruth Juanita Young has since become deceased thereby vesting William B. Young, as the surviving tenant by the entirety.

The said William B. Young died testate on November 10, 2023, leaving Michael Edward Schutt, Jr. and Helen Venable as devisees. The estate was filed for probate in Docket No. 23P2416, Circuit Court for Davidson County, Tennessee (Probate Division).

This property is known as 2819 Lebanon Pike, Nashville, TN 37214.

Witness my/our hands this 23 day of May, 2024.

The Estate of William B. Young, deceased

By: Michael Edward Schutt, Jr.,
Personal Represntative

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public, **Michael Edward Schutt, Jr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Personal Representative of The Estate of William B. Young the within named bargainor, and that such person as such Personal Representative, being authorized to do so, executed the within instrument for the purposes therein contained

Witness my hand and official seal at Davidson County, TN, this 23 day of May, 2024.

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Cheryl Denise Whitfield
Notary Public

My Commission Expires: 11/06/2024

Michael Edward Schutt, Jr.,
Individually as Devisee

Helen Venable,
Individually as Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Edward Schutt, Jr. and Helen Venable** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Davidson County, TN, this 23 day of May, 2024.

Notary Public

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kinkra Spann, 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 05/23/2024.

Date

Affiant Signature

06/5/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of June, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY