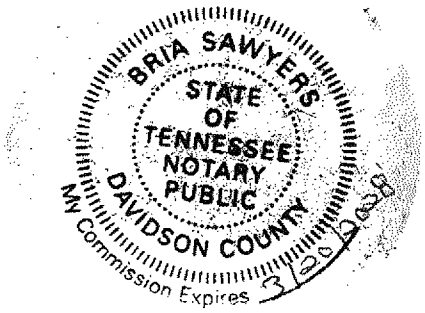
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22469-AP

Karen Johnson Davidson County
Batch# 1151586 DEEDQC
06/27/2024 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240627-0048185

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2024.

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mushtaq John Siddiqi 107 Stream Valley Blvd Franklin, TN 37064	New Owner	87-13-75.00 87-9-40.00 162-4-75.00 162-4-69.00 162-4-71.00 43-6-143.00 162-4-70.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Abdul Seidqi A/K/A Abdul K. Seidqi A/K/A Abdul Kasim Seidqi N/K/A Mushtaq John Siddiqi, unmarried** ("Grantor") do/does hereby quitclaim and convey unto **Mushtaq John Siddiqi** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Maury County, Tennessee and described as follows:

Tract I: 4420/4422 Central Valley Dr.:

Land in Davidson County, Tennessee, being all of Lot No. 28, Section 3, Valley Grove, according to survey and plat of same appearing of record in Plat Book 5800, page 153, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Abdul Seidqi by Warranty Deed from Lucy Freeman, dated June 29, 2022, recorded June 30, 2022, of record in Instrument No. 20220630-0076220, Register's Office for Davidson County, Tennessee.

Tract II: 4560/4562 Brooke Valley Dr:

Land in Davidson County, Tennessee, being all of Lot No. 198, Section 8, Valley Grove, according to survey and plat of same appearing of record in Plat Book 5200, page 606, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Abdul Seidqi by Warranty Deed from Lucy Freeman, dated July 26, 2022, recorded July 27, 2022, of record in Instrument No. 20220727-0085699, Register's Office for Davidson County, Tennessee.

Tract III: 4185/4187 Apache Trail:

Land in Davidson County, Tennessee, being all of Lot No. 205, Section Three, Haywood Hills, according to survey and plat of same appearing of record in Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Abdul K. Seidqi by Warranty Deed from Gail R. McCullen and Ethel Mae Powers McCullen and Timothy E. McCullen, dated October 11, 2022, recorded October 12, 2022, of record in Instrument No. 20221012-0111989, Register's Office for Davidson County, Tennessee.

Tract IV: 4161/4163 Apache Trail

Land in Davidson County, Tennessee, being all of Lot No. 199, Section Three, Haywood Hills, according to survey and plat of same appearing of record in Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the property conveyed to Abdul Kasim Seidqi by Special Warranty Deed from NGS, LLC, a Tennessee limited liability company, dated January 22, 2024, recorded January 23, 2024, of record in Instrument No. 20240123-0004366, Register's Office for Davidson County, Tennessee; and further,

Tract V: 4169/4171 Apache Trail

Land in Davidson County, Tennessee, being all of Lot No. 201, Section Three, Haywood Hills, according to survey and plat of same appearing of record in Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the property conveyed to Abdul Kasim Seidqi by Special Warranty Deed from NGS, LLC, a Tennessee limited liability company, dated January 22, 2024, recorded January 23, 2024, of record in Instrument No. 20240123-0004366, Register's Office for Davidson County, Tennessee; and further,

Tract VI: 643 Farview Drive (513-515 May Dr.)

Land in Davidson County, Tennessee, being all of Lot No. 29, Section Two, Plan of Farview, according to survey and plat of same appearing of record in Book 3600, page 6; as amended in Book 3965, page 99, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Abdul Seidqi, an unmarried man by Warranty Deed from Terry Seals, an unmarried woman, dated January 20, 2023, recorded January 23, 2023, of record in Instrument No. 20230123-0004954, Register's Office for Davidson County, Tennessee.

Tract VII: 4165/4167 Apache Trail:

Land in Davidson County, Tennessee, being all of Lot No. 200, Section Three, Haywood Hills, according to survey and plat of same appearing of record in Book 4460, pages 164 and 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the property conveyed to Abdul Kasim Seidqi by Special Warranty Deed from NGS, LLC, a Tennessee limited liability company, dated January 22, 2024, recorded January 23, 2024, of record in Instrument No. 20240123-0004366, Register's Office for Davidson County, Tennessee; and further,

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2024.

GRANTOR:

Mushtaq John Siddiqi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mushtaq John Siddiqi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

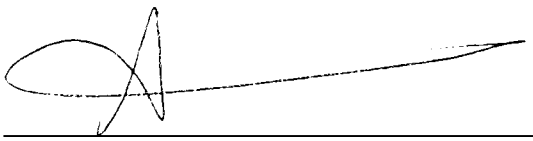
WITNESS my hand and seal at office this 25th day of June, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-25-2024.



Affiant Signature — Date: 6-25-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-25-2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal