Karen Johnson Davidson County
Batch# 1157958 DEEDQC
07/15/2024 11:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240715-0052993

**This instrument prepared by:**

**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

**File No. 20241303R**

Notarized online using audio-video communication

Dora Mobley
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008049
MY COMMISSION EXPIRES DECEMBER 10, 2027

The actual consideration is $0.00.

Abdalla Mohammed

AFFIANT

Subscribed and sworn to before me this the 3rd day of ~~June~~ July, 2024

NOTARY PUBLIC

My Commission Expires: 12/10/2027

**NEW OWNER:**

Abdalla Mohammed and
Azza Gasmelseed
341 Great Circle Rd, Apt 166
Nashville, TN 37228

**SEND TAX BILLS TO:**

New owner

**MAP/PARCEL:**

082-09-0T-014-00-CO

**QUITCLAIM DEED**

In consideration of 10.00 and other good and valuable consideration, Sakina E. Eltom, an unmarried woman, and Abdalla Mohammed, an unmarried man, (hereinafter referred to as "Grantor"), does convey all of their undivided right, title and interest to the hereinafter described property to Abdalla Mohammed, an unmarried man, and Azza Gasmelseed, an unmarried woman, as joint tenants with right of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

*Land in Davidson County, Tennessee, being Unit 14 , Germantown Station Condominiums, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209 and amended in Instrument No. 20111020-0081623, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.*

*Being the same property conveyed to Sakina E. Eltom and Abdalla Mohammed, husband and wife by Warranty deed from Germantown Station Homes, LLC of record in Instrument No. 20111215-0097541 Register's Office for Davidson County, Tennessee, dated December 09, 2011 and recorded on December 15, 2011.*

*This property is commonly known as 413 Van Buren Street, Unit 104, Nashville, TN 37208.*

*This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.*

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 3rd day of ~~June~~ July SNC, 20 24.

GRANTOR:

Abdalla Mohammed

Abdalla Mohammed

**NOTE:**

**THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.**

**STATE OF** Colorado

**COUNTY OF** Delta

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abdalla Mohammed with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 3rd day of ~~June~~ July SNC, 20 24.

NOTARY PUBLIC

My Commission Expires: 12/10/2027

Notarized online using audio-video communication

Dora Mobley
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994008049
MY COMMISSION EXPIRES DECEMBER 10, 2027

IN WITNESS WHEREOF, effective this the 9 day of July, 2024.

GRANTOR:

Sakina E. Eltom

Sakina E. Eltom

**NOTE:**

**THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.**

**STATE OF** Tennessee

**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sakina E. Eltom with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 9 day of July, 2024

NOTARY PUBLIC

My Commission Expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 July 9, 2024.

Date

Affiant Signature

7/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of July, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY