Karen Johnson Davidson County
Batch# 1163471 DEEDQC
07/29/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240729-0057133

This Instrument Prepared By:
Access Title & Escrow, Inc dba Marshall County Title & Escrow
107B West Commerce Street
Lewisburg, TN 37091

Send Tax Bills to Property Owner:
Samiel B Absar and Kila M Absar
709 William Howard Place
Nashville, TN 37209

QUITCLAIM DEED

Map & Parcel No:090-12-0-B-021.00

We, the undersigned, **ABU N. ABSAR AND SAMUEL BEN ABSAR**, do hereby quitclaim unto **SAMUEL B ABSAR AND KILA M ABSAR, HUSBAND AND WIFE**, their heirs and assigns, all my right, title and interest in and to the following real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 21 on the Plan of Hodges Estates, as shown on plat of record in Book 11700, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, page 465; to Charter of Hodges Estates Homeowners Association, Inc. of record in Instrument No. 20010202-0010627; to By-Laws of Hodges Estates of record in Book 11701, page 212 and Book 11701, page 221; to Open space deed to Hodges Estates Homeowners Association, Inc. of record in Instrument No. 20010322-0027723; and Matters as shown on plat of record in Plat Book 11700, page 33, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to ABU N. ABSAR AND SAMUEL BEN ABSAR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deeds of record in Instrument No. 20121207-0112876 and Instrument No. 20090914-0085750, said Register's Office.

This is improved (X) or unimproved ( ) property, known as: **709 William Howard Place Nashville, TN 37209**

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 28th day of August, 2024.

ABU N. ABSAR

SAMUEL BEN ABSAR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said county and state, the within named **ABU N. ABSAR AND SAMUEL BEN ABSAR** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of August, 2024.

STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public
My commission expires: 11/30/2024

AFFIDAVIT OF VALUE

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

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 28th day of August, 2024.

STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public
My commission expires: 11/30/2024

Tennessee Certification of Electronic Document

I, **Jared M Hood,** 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 07/28/2024.

07/29/2024
Date

Affiant

STATE OF TENNESSEE
COUNTY OF Marshall

Sworn to and subscribed before me this 29th day of July, 2024.

Notary Signature
My Commission Expires: 1-29-28

KATELYN WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY