QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1164675 DEEDQC
07/31/2024 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058132

WG-QCD-24-900

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 31st DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abduhafiz Alawi, single	**Same as new owner**	
(NAME) **900 Holgate Ct,**	(NAME)	**141050A04500CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAZMIA A ALAWI AND IDRIS ALAWI,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ABDUHAFIZ ALAWI, SINGLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN being Lot No.45 on the Plan of Avondale Park, Phase 1, Section IA of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Razmia A. Alawi, married and husband Idris Alawi and Abduhafiz Alawi from Razmia A. Alawi by Quitclaim Deed of Record in Instrument Number 20240613-0044188 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **900 Holgate Ct, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 31 day of July, 2024.

Razmia A Alawi

Idris Alawi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Razmia A Alawi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Idris Alawi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

I, **Gabriel R. Lutz**, 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 **7/31/2024** (date of document).

Affiant Signature

Date **7/31/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **31** day of **July**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027