Karen Johnson Davidson County
Batch# 1174866 DEEDQC
08/27/2024 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065937

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mohammad Islam, a married person** ("Grantor"), hereby remises, releases, conveys, and quit claims unto **MST Real Estate LLC** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Units A and B of Homes at Plus Park Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at Plus Park Boulevard, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230427-0031087, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at Plus Park Boulevard, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230427-0031087, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mohammad Islam, a married person, by virtue of that certain Warranty Deed dated March 1, 2023, and being of record at Instrument No. 20230303-0015539 in the Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 23rd day of **August, 2024.**

Mohammad Islam
Mohammad Islam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mohammad Islam**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **August, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 23rd day of **August, 2024.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**256 & 258 Plus Park Blvd** **Nashville, TN 37217**
TAX PARCEL NO.:	**119030C00100CO& 119030C00200CO**
PROPERTY OWNER:	**MST Real Estate LLC**
OWNER'S ADDRESS:	**108 Cambridge Close, Antioch, TN 37013**
MAIL TAX BILLS TO:	**108 Cambridge Close, Antioch, TN 37013**

Certificate of Authenticity

I, Holly A. Mason, 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 August 23, 2024.

Affiant Signature

8/27/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY