Karen Johnson Davidson County
Batch# 1176341 DEEDQC
09/03/2024 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240903-0067626

QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WG-HPR-24-161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

M Naser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF September, 2024.

Camille Woods
Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

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)
Abdul Naser	**Same as new owner**	
(NAME) **161 Fain Street,**	(NAME)	**P/O 093-16-0-408-00**
(ADDRESS) **Nashville, TN 37210-2848**	(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, **MOHAMMED NASER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ABDUL NASER** 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:

Certain real estate in Davidson County, Tennessee, as follows:

Being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 161 Fain, a horizontal property regime with private elements, of record at Instrument No. _____**202409030067625**_____, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Mohammed Naser by Warranty Deed from David Lewis and Gwendolyn Lewis and Sandra Lewis Yarbrough and Juliet Laury and Julia Lewis Shelbourne and Sherri Williams and Gloria J. Tuggle and McKinley Lewis and Naron Thomas Lewis and Woodrow Wilson Lewis, Jr. of record in Instrument No 20230120-0004605 and corrected by Scriveners Affidavit of Record in Instrument No. 20230501-0031811, 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: **161 Fain Street, Nashville, Tennessee 37210-2848**.

Witness my/our hand(s) this the 3 day of September, 2024.

M Naser
Mohammed Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMED NASER, 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 3.

Camille Woods
Notary Public
My Commission Expires: 3-20-28
(SEAL)



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

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 **9/3/2024** (date of document).

Affiant Signature

Date **9/3/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **3** day of **September**, 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