Karen Johnson Davidson County
Batch# 1197773 DEEDQC
10/25/2024 09:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241025-0082897

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 TH DAY OF October .2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: Same | MAP-PARCEL NUMBERS **MAP & PARCEL** |
|---|---|---|
| Mushtaq Ahmed<br>4020 Sneed Road<br>Nashville, TN 37215 | Same | 102 13 0C 138.00 |

FOR AND 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, I, **Atia Ahmed, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife and Areeb Ahmed, unmarried, as joint tenants with the rights of survivorship**, HEREINAFTER CALLED GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee being Unit 142, on the Plan of Sage Run Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration for Sage Run Townhomes at Instrument No. 20211228-0170759, and Amendment Instrument No. 20230223-0012841 and Instrument No. 20230310-0017406, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sage Run Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Mark Steven Meadows, Individually and Sharon Kay Story, successor Trustee of the Meadows Community Property Trust, dated 6/26/2020, and recorded 7/1/2020, at Instrument No. 20200701-071436, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife, Atia Ahmed, unmarried and Areeb Ahmed, unmarried, as joint tenants with the rights of survivorship by Warranty Deed from Sage Run Development, LLC, a Tennessee limited liability company of record in Instrument No. 20240605-0042123, in the Register's Office of Davidson County, Tennessee, dated June 4, 2024 and recorded on June 5, 2024.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of October 2024.

GRANTOR:

Atia Ahmed

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this the 24th day of October, 2024, before me personally appeared Atia Ahmed, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9-7-2026

Certificate of Authenticity

I, Barbara McGinty, 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 10-24-2024.

Date

Affiant Signature

10-24-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY