QUITCLAIM DEED

Karen Johnson
Batch # 1206617
11/19/2024 11 39 06 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241119-0089669

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 15 DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Wali Nazari	**New Owner**	
(NAME) **P.O. Box 502144,**	(NAME)	**13312012500**
(ADDRESS) **San Diego, CA 92129**	(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, **ANIL ZIA, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WALI NAZARI** 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, Tennessee, being Lot No. 4, on the Plan of Section One, Greenwood Hills, of record in Book 3106, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Anil Zia, Single by Quitclaim Deed as of record in Instrument No 20220601-0063308, 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. **401 Dawn Drive, Nashville, Tennessee 37211**

Witness my/our hand(s) this the 15 day of November, 2024

Anil Zia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANIL ZIA, 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 15 day of November, 2024.

Notary Public
My Commission Expires. 3.20.28
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212