Karen Johnson
Batch # 1212986
12/06/2024 08 16 55 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20241206-0094715

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE MUSHTAQ AND SHAHENAZ ALI REVOCABLE TRUST #1 3104 Belwood St., Nashville, TN 37203	125 Fieldcrest Circle Hendersonville, TN 37075	104-02-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MUSHTAQ ALI** and **SHAHENAZ ALI**, husband and wife, ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of the **MUSHTAQ AND SHAHENAZ ALI REVOCABLE TRUST #1**, and their successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being described as follows

Being the Easterly 70 feet front and 96 4 feet rear or Lot No 25 on the Revised Plan of West End Park, as of record in Plat Book 421, Pages 82 and 83, Register's Office for Davidson County, Tennessee

Beginning on the northerly margin of Bellwood Avenue at the corner of Lots Nos 25 and 26 on said Plan; thence with the line between said lots, northwardly 1551 1 feet to the southerly margin of an alley, thence with same southwestwardly 96 4 feet to the northeast corner of that part of Lot No 25 conveyed to Edna Gross Lightman by deed from R Fly and wife, of record in Book 739, Page 624, Register's Office for Davidson County, Tennessee; thence with said Lightman's eastern boundary line, southeastwardly 135 feet, more or less, to the Northerly margin of said Avenue, thence with same, eastwardly 70 feet to the beginning.

Being the same property conveyed to Mushtaq and Shahenaz Ali, husband and wife, by Warranty Deed from Vito Quaranta, unmarried, dated August 8, 2023, and recorded on August 11, 2023, of record in Instrument No. 20230811-0062386, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

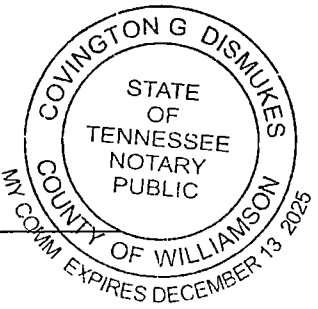
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 9th day of October, 2024.

Affiant

Notary Public

My Commission Expires: _____



This is improved property, known as 3104 Belwood St., Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 9th day of October, 2024.

MUSHTAQ ALI

SHAHENAZ ALI

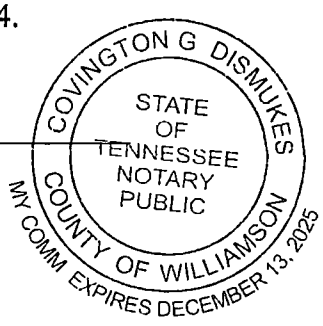
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MUSHTAQ ALI**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of October, 2024.

Notary Public

My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHAHENAZ ALI**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of October, 2024.

Notary Public

My Commission Expires:_____

