Karen Johnson Davidson County
Batch# 1215395 DEEDQC
12/12/2024 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241212-0096398

QUITCLAIM DEED

CORTEZ STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

WG-QCD-24-3348

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 11 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Hayat Liban	**Same as new owner**	
(NAME) **3348 Tinney Place,**	(NAME)	**136050A11900CO**
(ADDRESS) **Nashville, TN 37217**	(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, **MOHAMOUD AHMED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HAYAT LIBAN** 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:

Being Lot 102, on the Plan of The Enclave at BAYVIEW ESTATES (formerly know as Bayview Estates), Phase Four, a Planned Unit Development of record as Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hayat Liban and Mohamoud Ahmed, wife and husband from Hayat Liban by Quitclaim Deed of record in 20190227-0017637 in the Registers 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: **3348 Tinney Place, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the ____ day of 11, 2024.

Mohamoud Ahmed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMOUD AHMED, 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 11 day of December, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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 **12/11/2024** (date of document).

Affiant Signature

Date **12/11/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **December**, 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