THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 Harding Pike, Suite 200
Nashville, TN 37205
(615) 281-0121

Karen Johnson Davidson County
Batch # 1223155 DEEDQC
01/03/2025 03:00:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250103-0000758

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(1)(C)(iv)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Hosneara Islam 1505 Whetstone Court Nashville, TN 37209	New Owner	092 11 0 071.00

EXECUTORS'S ESTATE DEED

KNOW ALL PERSONS by these presents that HOSNEARA ISLAM, as Executor of the Estate of Mohammed Shahidul Islam, deceased (the "Decedent"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Estate of the Decedent pursuant to the Decedent's Will which was duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 24P-2434), hereby remises, releases and quitclaims unto HOSNEARA ISLAM, her heirs and assigns, all of the right, title and interest of the Decedent and the Decedent's estate in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This is improved property known as 2014 Charlotte Avenue, Nashville, Tennessee 37203.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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.

Mohammed Shahidul Islam and Shahidul Islam were one in the same person.

WITNESS my hand this 3 day of January 2025.

ESTATE OF MOHAMMED SHAHIDUL ISLAM

Hosneara Islam

HOSNEARA ISLAM, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, HOSNEARA ISLAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the court appointed Executor for the Estate of Mohammed Shahidul Islam, deceased, and that as such Executor, and being authorized to do so, executed the foregoing instrument for the purpose therein contained and acknowledged the execution of the said foregoing instrument to be her free act and deed.

WITNESS my hand, at office, this 3rd day of January 2025.

Shannon D. Walker

Notary Public

My Commission Expires: March 3, 2025

SHANNON D. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT "A"
(to Executor's Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Burlington Heights Subdivision of part of Elliston Plan, as shown on plat of record in Plat Book 332, page 13, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

The above description is the same as in the previous deed of record.

Being the same property conveyed by Quitclaim Deed, to create a tenancy in common, from Shahidul Islam and Hosneara Islam unto Michael D. Sontag and then contemporaneously quitclaimed unto Shadidul Islam and wife, Hosneara Islam, as equal tenants in common, dated March 12, 2001, of record in Instrument No. 20020408-0042795, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Shadhidul Islam to Shahidul Islam and wife, Hosneara Islam, dated August 19, 1997, of record in Book 10584, page 639, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by General Warranty Deed from Ogden Stokes and wife, Barbara G. Stokes, to Shahidul Islam, dated July 15, 1997, of record in Book 10533, page 654, Register's Office for Davidson County, Tennessee.