Karen Johnson Davidson County
Batch# 1224739 DEEDQC
01/09/2025 07:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0001774

PREPARED BY:

S. Elizabeth Greene, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Ziaun Fakhruddin
AFFIANT

Subscribed and sworn to before me on this day, January 8, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Ziaun Fakhruddin Living Trust
45 Park Crescent Circle
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
131-6C-38

QUITCLAIM DEED

Ziaun N. Fakhruddin ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Ziaun Fakhruddin Living Trust**, dated January 8, 2025 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 8, 2025**.

Ziaun N. Fakhruddin

Ziaun N. Fakhruddin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Ziaun N. Fakhruddin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 8, 2025.

Notary Public

My Commission Expires: _____

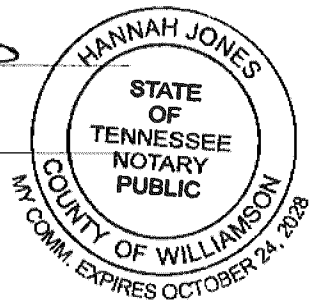


EXHIBIT A

BEING Lot No. 85 as shown on the Plat of Burton Hills Estates - Tract 9, of record in Book 6250, page 596, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to A.K.M. Fakhruddin and wife, Ziaun N. Fakhruddin, from S.R. Blanton Development, Inc., a Kentucky corporation, by deed of record in Book 8168, Page 859, Register's Office for Davidson County, Tennessee. A.K.M. Fakhruddin having subsequently died on May 24, 2011, and Ziaun N. Fakhruddin having become the sole owner through rights of survivorship.

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

This property is commonly known as 45 Park Crescent Circle, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 January 8, 2025.

Affiant Signature

January 8, 2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
January 8, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028