This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1230105 DEEDQC
01/24/2025 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250124-0005774

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsta Vird
Affiant

Subscribed and sworn to before me, this the 13th day of November, 2024.

Notary Public
My Commission Expires: 5.9.2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MMA Real Estate Enterprise, LLC 2049 Pebble Brook Dr Ashland city TN 37015	New Owner	Map 172-12-0-A Parcel 163.00co

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Arman Hasuri, an unmarried person,** ("Grantor") do hereby quitclaim and convey unto, **MMA Real Estate Enterprise LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Bradford Hills, Section Nine, of record in Book 7900, Page 414, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Arman Hasuri, an unmarried person, by Warranty Deed from Cary Michael Pierce and wife, Sara Sewell Pierce, dated May 17th, 2010 and recorded on May 20th, 2010, of record in Instrument No. 20100520-0039131, Register's Office for Davidson County, Tennessee.

This is **improved** property located at: **304 Burgandy Hill Trail, Nashville, Tennessee 37211.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2024.

GRANTOR:

Arman Hasuri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Arman Hasuri,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of November, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/13/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/13/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of November, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

