Address New Owner	Map-Parcel Numbers	Send Tax Bills To
The Hashmi Family Trust dated January 24, 2025 **80A Brookwood Terrace** **Nashville, TN 37205**	**103-14-0I-001.00-CO**	**SAME**

Karen Johnson
Batch # 1231238
01/29/2025 08 47 14 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250129-0006764

This instrument prepared by Carter Shelton Jones, P...
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Saad Hasan Hashmi and Bushra Zafar Osmani, husband and wife** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Hashmi Family Trust dated January 24, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **80A Brookwood Terrace, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 24th day of January, 2025

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires 06/20/2027

PLC perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

To the extent applicable, Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 24th day of January, 2025

Saad Hasan Hashmi

Bushra Zafar Osmani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Saad Hasan Hashmi and Bushra Zafara Osmani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 24th day of January, 2025

Notary Public

My Commission Expires
06/20/2027

KATIE CERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Unit A, of the Homes at 80 Brookwood Terrace, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 80 Brookwood Terrace of record in Instrument No. 20220505-0052257, in the Register's Office of Davidson, Tennessee, to which said Declaration reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Saad Hasan Hashmi and Bushra Zafar Osmani, husband and wife, by deed of record as Instrument Number 20240306-0015538, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) any and all applicable governmental and/or zoning regulations; and (2) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.