This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1235232 DEEDQC
02/07/2025 09:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250207-0009407

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Mohammed A. Mohammad &		
Belal Abdulah, Trustees	SAME	147-12-0-B-007.00 CO
4025 Hollis Hill Drive		174110A04600CO
Nashville, TN 37211		14904026200

I, **MOHAMMED MOHAMMAD,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **MOHAMMED A. MOHAMMAD AND BELAL ABDULAH, CO-TRUSTEES OF MOHAMMED A. MOHAMMA LIVING TRUST U/A/D DECEMBER 12, 2024** in and to the following tracts of land in Davidson County, Tennessee described as follows:

See Exhibit "A"

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of December, 2024.

M Mohammad
MOHAMMED MOHAMMAD

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 Mohammed Mohammad, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 12th day of December, 2024.

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2024.

Notary Public

My Commission Expires 10/4/27

EXHIBIT "A"

TRACT 1: 4025 Hollis Hill Drive, Nashville, TN 37211; Map & Parcel: 147-12-0-B-007.00 CO

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Classic Meadows, of record in Instrument No. 20040715-0084487 and by Certificate of Correction of record in Instrument No. 20050303-0023638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mohammed Mohammad by Quitclaim Deed from Belal Mohammed Abdulah, of record in Instrument No. 20081002-0100114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mohammed Mohammad by Quitclaim Deed from Ramzi M. Abdulah, of record in Instrument No. 20250207-0009365, Register's Office for Davidson County, Tennessee.

TRACT 2: 1877 Annalee Drive, Antioch, TN 37013; Map & Parcel: 174110A04600CO

Land in Davidson County, Tennessee, being Lot 145, Plan of Cane Ridge Farms (erroneously referred to as Cane Ridge Farms in Deed of Acquisition), Section One, Phase Two, as shown on plat of record in Instrument No. 20010404-0032708, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description of said property.

Being the same property conveyed to Mohammed Mohammad by Special Warranty Deed from Aurora Loan Services, LLC, of record in Instrument No. 20101025-0085067, Register's Office for Davidson County, Tennessee.

TRACT 3:712 Clearwater Court, Nashville, TN 37217; Map & Parcel: 14904026200

Land in Davidson County, Tennessee, being Lot Number 14B, Revised Zone Lot Division Lot Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, page 256, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Mohammed Mohammad by Special Warranty Deed from K.G. Kelchner, Trustee of The 712 Clearwater Ct Trust, of record in Instrument No. 20231221-0098411, Register's Office for Davidson County, Tennessee.

2/7/2025

Tennessee Certification of Electronic Document

I, Laura FRIEL (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White (Notary's Name), a notary public for this county and state, Laura Friel (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON