Name and Address of New Owner:
Zuheir Abdullah
Sheyma Abdullah
2617 Bowwater Lane
Antioch, TN 37013

This Instrument Prepared By:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger & Sanderson, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Send Tax Statements To:
SAME AS ABOVE

Parcel ID: 10503002800
10503002900

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ZUHEIR ABDULLAH and wife, SHEYMA ABDULLAH**, hereinafter collectively called the GRANTOR, quitclaim unto **JOHN W. RODGERS, Trustee,** hereinafter called the GRANTEE, his heirs and assigns, all of our right, title and interest in and to that certain tract or parcel of real estate in Davidson County, Tennessee, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ZUHEIR ABDULLAH and wife, SHEYMA ABDULLAH,** hereinafter collectively called the GRANTOR, quitclaim unto **JOHN W. RODGERS, Trustee,** hereinafter called the GRANTEE, his heirs and assigns, all of our right, title and interest in and to that certain tract or parcel of real estate in Davidson County, Tennessee, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOHN W. RODGERS, Trustee,** hereinafter called the GRANTOR, quitclaims unto **ZUHEIR ABDULLAH and wife, SHEYMA ABDULLAH,** hereinafter collectively called the GRANTEE, their successors and assigns, all of my right, title and interest in and to that certain tract or parcel of real estate in Davidson County, Tennessee, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "C" FOR LEGAL DESCRIPTION

Karen Johnson Davidson County
Batch# 1238104 DEEDQC
02/18/2025 01:47:30 PM 7 pgs
Fees: $42.00 Taxes: $0.00
20250218-0011821

This conveyance is made subject to all restrictions, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CONSOLIDATE THE PARCELS DESCRIBED IN EXHIBITS A AND B INTO ONE PARCEL.

This is unimproved property known as: 1128 and 1130 4th Avenue S, Nashville, TN 37210.

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.

WITNESS our hands this 18 day of FEBRUARY, 2025.

1ST GRANTOR:

ZUHEIR ABDULLAH

SHEYMA ABDULLAH

2ND GRANTOR:

ZUHEIR ABDULLAH

SHEYMA ABDULLAH

3RD GRANTOR:

JOHN W. RODGERS, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ZUHEIR ABDULLAH and SHEYMA ABDULLAH, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of FEBRUARY, 2025.

JOHN W. RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12-19-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN W. RODGERS, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of February, 2025.

SUSANNE E. MARLOWE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Susanne E. Marlowe
Notary Public
My Commission Expires: 4-15-28

AFFIDAVIT

I hereby swear or affirm that the actual consideration for these transfers or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this the 18 day of FEBRUARY, 2025.

JOHN W. RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12-19-2026

EXHIBIT A

Land in Davidson County, Tennessee being parts of Lot Nos. 8 & 9 on the Plan of W.W. Sullivan's Subdivision of Lots Nos. 1, 2, 3 and 4 of Jno. Nelson's Plan of Lots, a plat of which is of record in Record Book 8, page 147, Register's Office for said county, described as follows:

BEGINNING at a point 169 feet and 1-1/2 inches northerly from the northeast intersection of 4th Avenue South and Chestnut Street; thence northerly along the easterly margin of 4th Avenue South and 53 feet to a point; thence easterly at right angles to 4th Avenue South and parallel with Chestnut Street 120 feet, more or less, to a point in the westerly margin of an alley; thence along said westerly margin of said alley, southerly 53 feet to a point; thence westerly 120 feet more or less to the point of beginning.

BEING the same property conveyed to Zuheir Abdullah and wife, Sheyma Abdullah, by Quitclaim Deed dated June 20, 2018, of record at Instrument No. 20180622-0060488, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Land in Davidson County, Tennessee being part of Lot No. 9, W.W. Sullivan's Plan of lots, as of Record Book 8, page 147, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of 4th Avenue, South, formerly Cherry Street, at the northwest corner of part of the said Lot formerly owned by Ethel M. Scruggs; thence with the northerly line 120 feet more or less; thence with the westerly margin of an alley, northerly 35 feet; thence westerly and parallel with the first line 120 feet more or less, to the easterly margin of said Fourth Avenue South; thence southerly with said margin of Fourth Avenue, South, 35 feet to the point of beginning.

BEING the same property conveyed to Zuheir Abdullah and wife, Sheyma Abdullah, by Quitclaim Deed dated June 20, 2018, of record at Instrument No. 20180622-0060488, Register's Office of Davidson County, Tennessee.

EXHIBIT C

Tract 1: Land in Davidson County, Tennessee being parts of Lot Nos. 8 & 9 on the Plan of W.W. Sullivan's Subdivision of Lots Nos. 1, 2, 3 and 4 of Jno. Nelson's Plan of Lots, a plat of which is of record in Record Book 8, page 147, Register's Office for said county, described as follows:

BEGINNING at a point 169 feet and 1-1/2 inches northerly from the northeast intersection of 4th Avenue South and Chestnut Street; thence northerly along the easterly margin of 4th Avenue South and 53 feet to a point; thence easterly at right angles to 4th Avenue South and parallel with Chestnut Street 120 feet, more or less, to a point in the westerly margin of an alley; thence along said westerly margin of said alley, southerly 53 feet to a point; thence westerly 120 feet more or less to the point of beginning.

Tract 2: Land in Davidson County, Tennessee being part of Lot No. 9, W.W. Sullivan's Plan of lots, as of Record Book 8, page 147, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of 4th Avenue, South, formerly Cherry Street, at the northwest corner of part of the said Lot formerly owned by Ethel M. Scruggs; thence with the northerly line 120 feet more or less; thence with the westerly margin of an alley, northerly 35 feet; thence westerly and parallel with the first line 120 feet more or less, to the easterly margin of said Fourth Avenue South; thence southerly with said margin of Fourth Avenue, South, 35 feet to the point of beginning.

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 2/18/25 (date of document).

Lynn F. Vaught
Affiant Signature

2/18/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of February, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Bridgette N. Slover
Notary Signature

My Commission Expires: ~~03/15/2025~~ 01/21/2029 BS