QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1244248 DEEDQC
03/07/2025 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017290

STATE OF TN }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF December, 2024.

NOTARY PUBLIC

My Commission expires: 09/02/2028

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Almosawi Revocable Living Trust	SAME	147 01 0 235.00
1120 Warrior Drive		
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ABBAS ALMOSAWI AND ANWAR ABAYGEE

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

ALMOSAWI REVOCABLE LIVING TRUST, AND ABBAS ALMOSAWI RETAINING A LIFE ESTATE AND FATEMAH ALMOSAWI RETAINING A LIFE ESTATE

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **625 Harding Place, Nashville, Tennessee 37211**
(House Number) (Street) (City) (State) (Zip)

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 my hand this the 17th day of December, 2024.

Abbas Almosawi
Abbas Almosawi

Anwar Abaygee
Anwar Abaygee

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Abbas Almosawi**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of December, 2024.

My Commission expires: 09/04/28

Notary Public

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Anwar Abaygee**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of December, 2024.

My Commission expires: 9/4/28

Notary Public

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 251 ON THE PLAN OF SECTION TWO, CALDWELL HALL, OF RECORD IN BOOK 2900, PAGE 96, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 251 FRONTS 80.65 FEET ON THE SOUTHERLY MARGIN OF HARDING PLACE AND EXTENDS BACK 164.0 FEET ON THE WESTERLY LINE AND 163.7 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 93.5 FEET THEREON.

BEING A PORTION THE SAME PROPERTY CONVEYED TO ABBAS SAIED ALOSAWI AND ANWAR ABAYGEE BY QUITCLAIM DEED FROM ABBAS SAIED ALMOSAWI, RECORDED ON JULY 18, 2019, OF RECORD IN INSTRUMENT NO. 20190718-0070498, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/17/24 (date of document)

Regina Sullo

Affiant Signature

March 7, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 7th day of March, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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