Karen Johnson Davidson County
Batch# 1244705 DEEDQC
03/10/2025 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250310-0017898

QUITCLAIM DEED

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

WG-QCD-25-2308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eman Abdurahman, married	**Same as new owner**	
(NAME)	(NAME)	**174110A21200CO**
2308 Haskell Dr,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABDULAZIZ BADRU, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **EMAN ABDURAHMAN, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 311 ON THE FINAL PLAT OF CANE RIDGE FARMS, PHASE FOUR, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20030721-0101773, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Eman Abdurahman, and Abdulaziz Badru, Husband and Wife from Jawad Boulett by Quitclaim Deed of record in Instrument Number 20240122-0003223 in the registers office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2308 Haskell Dr, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 10th day of March, 2025.

Abdulaziz Badru

STATE OF New York
COUNTY OF Clinton

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

Witness my/our hand(s) this the 10th day of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, **Gabriel R. Lutz**, 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 **3/10/2025** (date of document).

Affiant Signature

Date **3/10/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **10** day of **March**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027