QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1247260 DEEDQC
03/14/2025 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250314-0019130

STATE OF Tennessee

COUNTY OF Davidson

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

Lana Busally

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

10th DAY OF March 2025.

Nichole Dowling

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11.26.2028

NICHOLE DOWLING NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 11-26-2028

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 170325

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Anas Malik Hamdulla and Lana Hazhar Busally 546 Whispering Hills Drive Nashville, TN 37211	SAME AS NEW OWNER	147 15 0I 001.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **ANAS MALIK HAMDULLA**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **ANAS MALIK HAMDULLA AND LANA HAZHAR BUSALLY**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**** SEE ATTACHED EXHIBIT A ***

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED, AND NO LEGAL REPRESENTATION WAS REQUESTED OR OFFERED IN THE PREPARATION OF THE SAME.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This is unimproved property known as 546 Whispering Hills Drive, Nashville, TN 37211.

Witness our/my hand on the 10th day of March, 2025.

Anas Malik Hamdulla

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ANAS MALIK HAMDULLA, the bargainor(s), 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 this 10th day of March 2025.

Nichole Dowling
Notary Public
My commission expires: 11.26.2028



EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 546 of Homes at HOMES AT 546 & 548 WHISPERING HILLS DRIVE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES at 546 & 548 WHISPERING HILLS DRIVE, a Horizontal Property Regime with Private Elements, of Record as Instrument No 20220908-0100574 Register's office for Davidson County, Tennessee, to which a reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 546 & 548 WHISPERING HILLS DRIVE a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220908-0100574, and Bylaws appended thereto as Exhibit "C", said Register's office, are incorporated hereby reference and made a part thereof the same as though copied herein for a more complete identification and description of said Unit.

BEING part of the same property conveyed to Anas Malik Hamdulla, an unmarried man, by Warranty Deed, from Tim Meehan, married, dated August 23, 2024 and recorded August 26, 2024, Instrument No. 20240826-0065376, Register's office of Davidson County, Tennessee.

BEING part of the same property conveyed to Tim Meehan, by Quit Claim Deed, from Shawn Meehan and Dennis Meehan, dated September 26, 2022 and recorded September 27, 2022, of record in Instrument No 20220927-0106743, in Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3.4.2025.

Kimberly Hollingshead, Esq.

March 4, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025.

Nichole Dowling

Notary Signature

My Commission Expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028