Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1252563 DEEDQC
03/27/2025 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250327-0022990

MUJDA FATIH, Executrix of the
ESTATE OF MAJID F. RAHIM

TO

MUJDA FAITH, et al.

EXECUTRIX'S QUITCLAIM DEED

THIS EXECUTRIX'S QUITCLAIM DEED OF REALTY executed this 22 day of March, 2025, by and between **Mujda Fatih, Executrix of the Estate of Majid F. Rahim** ("Grantor"), and **Mujda Fatih**, a seventy percent (70%) interest, **Khanda Fatih**, a fifteen percent (15%) interest, **and Serhang Fatih**, a fifteen percent (15%) interest, as tenants in common. ("Grantees"),

WITNESSETH:

Majid F. Rahim died testate March 20, 2024. The Last Will and Testament of Majid F. Rahim, executed March 22, 2018, was admitted to probate in the Seventh Circuit Court for Davidson County, in the State of Tennessee, at Nashville, Probate Division, Case No. 24P1598, on September 12, 2024. The Grantor does herby transfer to Grantees, all right, title, and interest in and to certain realty situated in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

BEING Lot No. 48 on the Plan of Section One, McMurray Woods Addition, of record in Plat Book 4675, Pages 6 and 7, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Majid F. Rahim, unmarried, by Warranty Deed from Tara M. Matthews and Bobby G. Matthews, Jr., wife and husband, dated January 16, 2020, and recorded January 17, 2020, as Instrument No. 20200117-0006564, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all easements, restrictive covenants and conditions including, but not limited to, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 4675, Pages 6 and 7, Deed Restrictions recorded at Book 4727, Page 673, and all other matters of record, including all items set out on any applicable plat of record.

THIS is improved property, known as: 5169 Hilson Road, Nashville, TN 37211.

PARCEL 2

BEING Lot No. 319, Cherry Hill Subdivision, Revised, Section 2-A, of record in Plat Book 5190, Page 150, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

BEING the same property conveyed to Majid Rahim by Warranty Deed from Jin Sung No and Jang Hoi No, dated May 22, 2023, and recorded on May 22, 2023, as Instrument No. 20230522-0038528, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS is improved property, known as: 2826 Mossdale Drive, Nashville, TN 37217.

The said Majid F. Rahim and Majid Rahim are one and the same person.

IN WITNESS WHEREOF, Grantor has executed this Executrix's Quitclaim Deed of realty this 22 day of March, 2025.

Mujda Fatih,
Executrix of the Estate of Majid F. Rahim,
Grantor

STATE OF TENNESSEE :
:
COUNTY OF Hamilton :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mujda Fatih**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal this 22 day of March, 2025.

My Commission Expires:
11/22/2027

Notary Public

MARTHA RAMIREZ
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

True Copy Certificate

I, Ariel Ottinger, 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 March 22, 2025.

Affiant Signature 3/27/25 Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

My Commission Expires: 1·28·26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026