RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 1258193 DEEDQC
04/11/2025 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250411-0027576

This Instrument Prepared by and Returned To:
Dylan D. Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Danyar Abdullah 305 Tampa Drive Nashville, TN 37211	SAME	069-04-0-093.00

K&G Rentals LLC, a Tennessee limited liability company, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Danyar** Abdullah, in and to the following tract of land in Davidson County, Tennessee described as follows:

A tract of land situated in Davidson County, and being part of Tract No. 8 on the Plan of Fairview Subdivision, of record in Book 974, Page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson, Engineers, dated January 21, 1964, as follows: **BEGINNING** at a point in the southerly margin of West Hamilton Road, which point is located 918 feet west, as measured along the southerly margin of West Hamilton Road, from the intersection of the southerly margin of West Hamilton Road with the westerly margin of Clarksville Highway, which point of intersection is also the northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, said Register's Office; thence south 4 deg. 58 min. west 230 feet to a point; thence north 52 deg. 09 min. west 115 feet to a point; thence north 4 deg. 58 min. east 230 feet to a point in the southerly margin of said West Hamilton Road; thence with the margin of the same, south 52 deg. 09 min. east 115 feet to the point of beginning.

Being the same property conveyed to K&G Rentals LLC, a Tennessee limited liability company, by deed from Daylionte Desiree Black, unmarried, of record in Instrument No. 20241218-0098173, Register's Office for Davidson County, Tennessee.

This is improved property known as 3719 West Hamilton Road, Nashville, TN 37218.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of April, 2025.

K & G RENTALS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

SANAZ KIANI, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Sanaz Kiani, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Sole Member for K & G Rentals, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that she is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 10th day of April, 2025.

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of April, 2025.

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

_____
Notary Public

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Certificate of Authenticity

I, Joe White, 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 4/10/25.

Date

Affiant Signature

4/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of April, 2025.

Notary's Signature

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

My Commission Expires: 11/2/2026

Notary's Seal (if on paper)