Karen Johnson Davidson County
Batch# 1263132 DEEDQC
04/22/2025 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030777

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Nashville Chauffer, Inc.
1146 Antioch Pike
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 134-05-0; Parcel 008.00)

THIS INSTRUMENT made and entered into on this the 10th day of April, 2025, by and between, **SALMAN HANIF AND WIFE, RAHAT SALMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** ("Grantor"), and **NASHVILLE CHAUFFER, INC.,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, Tennessee, being Lot No. 8, Mill Creek Subdivision, of record in Book 1424, Page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 8 fronts 56 feet on the Northeasterly margin of Antioch Pike and runs back between lines measuring 178.3 feet on the Southeasterly line and 178.1 feet on the Northwesterly line to a line in the rear on which it measures 56 feet.

BEING the same property conveyed to Salman Hanif and wife, Rahat Salman, as joint tenants with right of survivorship, by Warranty Deed dated January 17, 2020, from David Knudtson, an unmarried man, recorded January 23, 2020, in Instrument No. 20200123-0008621, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 1146 Antioch Pike, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 10 day of April, 2025.

SALMAN HANIF

RAHAT HANIF

STATE OF TENNESSEE)
COUNTY OF Wilson)

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

Witness my hand and official seal at _____, TN, this 10 day of April, 2025.

Notary Public

My Commission Expires: 9/24/2027

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Wilson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

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

Notary Public

My Commission Expires: 9/24/27

File No.: PB-2025-232

CERTIFICATE OF AUTHENTICITY

I, Rob Sampsell, 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 of document).

Signature

4/21/25
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 21st day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary Seal (if on paper)

DEKIA BANKS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires August 20, 2025

DEKIA BANKS
STATE OF TENNESSEE NOTARY
My Commission Expires August 20, 2025