Karen Johnson Davidson County
Batch# 1271559 DEEDQC
05/09/2025 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036757

QUITCLAIM DEED

Andrew Suzore State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fadumo Ibrahim and Mohamed Abdullahi Ali	**Same as New Owner**	
3988 Taylor Road (NAME)	(NAME)	**147-08-0-246.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **FADUMO IBRAHIM, MARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **FADUMO IBRAHIM AND MOHAMED ABDULLAHI ALI, WIFE AND HUSBAND,*** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF ACKERMAN HILLS SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20030627-0089075 AND INSTRUMENT NO. 20030922-0139710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FADUMO IBRAHIM, UNMARRIED, BY WARRANTY DEED FROM JEFFREY ACKERMAN, DATED OCTOBER 21, 2003 AND FILED FOR RECORD ON OCTOBER 28, 2003, AS INSTRUMENT NO. 20031028-0158882, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 3988 TAYLOR ROAD, NASHVILLE, TN 37211.

***IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the **8th day of May, 2025.**

FADUMO IBRAHIM

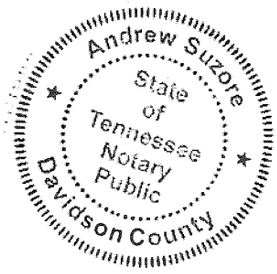
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Fadumo Ibrahim, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2025.

Notary Signature

My commission expires: May 8, 2028



Certificate of Authenticity

I, Andrew Suzore, 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 May 8, 2025.

Date

Affiant Signature

May 9, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of May, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027