QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1274536 DEEDQC
05/19/2025 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250519-0039266

AJ-QCD-24-4219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RAYMOND MOHAMED, PARBATIE MOHAMED, VIJAY MOHAMED, AND BRITTANY FONTANA	**New Owners**	**06902004500**
(NAME) **4219 Drakes Hill Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RAYMOND MOHAMED AND PARBATIE MOHAMED ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

RAYMOND MOHAMED, PARBATIE MOHAMED, VIJAY MOHAMED, AND BRITTANY FONTANA, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF ENCHANTED HILLS, SECTION II OF RECORD IN PLAT BOOK 3700, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT NO. 83 FRONTS 140.67 FEET ON THE SOUTHERLY MARGIN OF DRAKES DRIVE AND RUNS BACK BETWEEN LINES, THE WESTERLY LINE BEING 205.9 FEET AND THE EASTERLY LINE BEING 250.4 FEET TO A LINE IN THE REAR MEASURING 236.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND MOHAMED AND PARBATIE MOHAMED, BY WARRANTY DEED, FROM VIVIAN J. FIELDER, OF RECORD IN INSTRUMENT NO. 20230526-0039835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **4219 Drakes Hill Drive, Nashville, TN, 37218.**

Witness our hands this the 13 day of NovemBer, 2024.

Raymond M. Mohamed

RAYMOND MOHAMED

STATE OF Virginia)
COUNTY OF Norfolk)

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

Witness my hand and official seal, this the 13 day of November, 2024.

Notary Public
My Commission Expires: May 31, 2028

SHAUN A. PARKER II
Notary Public
Commonwealth of Virginia
Registration No. 00289662
My Commission Expires May 31, 2028

Parbatie Mohamed

PARBATIE MOHAMED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 4th day of November, 2024.

Notary Public
My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 07, 2026
COUNTY OF DAVIDSON

I, Adam H. Jefferson, 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 November 13, 2024 (date of document).

Affiant Signature

Date 5-19-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

