Karen Johnson Davidson County
Batch# 1275780 DEEDQC
05/20/2025 01:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250520-0039744

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 13th day of May, 2025. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Abdullah Bamarni and/or Zamrud Bamarni, Trustees 700 Cedar Crest Drive Nashville, Tennessee 37209	SAME	114080A05900CO 114080A08000CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Abdullah Bamarni and wife, Zamrud Bamarni**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Abdullah Bamarni and/or Zamrud Bamarni, Trustees of the Abdullah & Zamrud Bamarni Living Trust, established by the Revocable Trust Agreement of Abdullah Bamarni and Zamrud Bamarni dated May 13, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of May, 2025.

Abdullah Bamarni

Zamrud Bamarni

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abdullah Bamarni and Zamrud Bamarni, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of May, 2025.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT1: 832 Cedar Crest Drive, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Cedar Crest Subdivision – Phase I, of record in Plat Book 6900, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2: 828 Cedar Crest Drive, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Cedar Crest Subdivision – Phase I, of record in Plat Book 6900, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Both tracts being the same property conveyed to Abdullah Bamarni and wife, Zamrud Bamarni by deed from Joe D. Gower and wife, Joy B. Gower, of record as Instrument No. 20170807-0080718, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 832 Cedar Crest Drive, Nashville, Tennessee 37209, and unimproved property known as 828 Cedar Crest Drive, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 13, 2025.

May 20, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

