SEND TAX BILLS TO:

Owner

NAME AND ADDRESS OF NEW OWNER:

Nazim Jaffer
1644 Valle Verde Dr.
Brentwood, TN 37027

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Prepared from Information
Furnished by the Parties by:
KIOUS, RODGERS, BARGER,
HOLDER & KING, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Karen Johnson Davidson County
Batch# 1277320 DEEDQC
05/23/2025 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250523-0041060

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, **RUBINA JAFFER**, hereby quitclaim unto **NAZIM JAFFER**, his heirs and assigns, forever, all my right, title and interest in and to those certain parcels of real estate described as follows, to-wit:

Parcel 1: Being land located in Rutherford County, Tennessee and described as follows: Being a rectangular tract of land, fronting approximately 180 feet on the west side of US Highway 231, and running in a westerly direction between approximately parallel lines an approximate distance of 240 feet to the property of Blackman Batey, and being 180 feet in length on the west boundary, said property being bounded on the east by US Highway 231, on the south by property of J.R. Dillon, on the west by the property of Blackman Batey, and on the north by the property of Blackman Batey, containing approximately one acre more or less.

Being property conveyed to Nazim S. Jaffer and wife, Rubina N. Jaffer by deed appearing of record in Record Book 1256, page 3671, Register's Office for Rutherford County, Tennessee.

Being known and designated as 5831 Lebanon Road, Murfreesboro, TN 37129.

Parcel 2: Being land located in Rutherford County, Tennessee and described as follows: Beginning at a point in the east margin of US Highway 231 North (Lebanon Road) at the NW corner of the Charles E. Bradley property (DB 393, page 358), running thence with said Lebanon Road N 01 deg. 15' 17" E, 300.28 feet to a point; thence N 54 deg. 28' 17" E, 99.41 feet to a point on the west margin of the Old Jefferson Pike; thence with the same S 35 deg. 31' 43" E, 89.04 feet , S 36 deg. 33' 36" E, 107.73 feet and S 36 deg. 28' 28" E, 161.48 feet; thence leaving said Pike S 53 deg. 31' 23" W, 123.61 feet to a point, Bradley's north line; thence with Bradley N 88 deg. 44' 43" W, 200 feet to the Point of Beginning and containing 1.604 acres.

Being property conveyed to Nazim S. Jaffer and wife, Rubina N. Jaffer by deed appearing of record in Record Book 511, page 1503, Register's Office for Rutherford County, Tennessee.

Being known and designated as 6044 Lebanon Road, Murfreesboro, TN 37129.

Parcel 3: Being land in the 29th Councilmanic District of Davidson County, Tennessee, said land being Lot 1 on the plat of Mount View Shopping Center of record in Plat Book 4350, page 112, Register's Office for Davidson County, Tennessee, and being bounded on the north by Murfreesboro Road (U.S. 41, Highway 70-S) and on the east by New Old Hickory Boulevard, also known as Hobson Pike and being more particularly described by a survey by Warnble & Associates as follows: Beginning at a point in the northerly right of way of said New Old Hickory Boulevard, said point being 181 feet southwesterly of the centerline of Murfreesboro Road and as measured along the centerline of New Old Hickory Boulevard, and being 70 feet northwesterly of the centerline of New Old Hickory Boulevard; thence, with the northerly margin of New Old Hickory Boulevard S 51 deg. 29' 05" W, 175.17 feet to a point; S 45 deg. 19' 12" W, 52.33 feet to an existing iron rod; thence leaving said right of way N 38 deg. 44' 00" W, 371.12 feet to an iron rod (old); thence N 54 deg. 18' 08" E, 341.84 feet to an existing concrete monument disturbed in the westerly right of way of said Murfreesboro Road; thence S 02 deg. 39' 45" W, 154.08 feet, to the point of beginning, containing 113,290 square feet or 2.60 acres.

Being property conveyed to Nazim Jaffer and Rubina Jaffer, husband and wife, by Special Warranty Deed appearing as Instrument No. 20100804-061512, Register's Office for Davidson County, Tennessee.

Being known and designated as 3769 Murfreesboro Pike, Antioch, TN.

WITNESS MY HAND, this 17 day of March, 2023.

RUBINA JAFFER

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me personally appeared, **RUBINA JAFFER**, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this 17 day of March, 2023.

My Commission Expires: 11-28-26

LAKEN MANIER
STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me, this 17 **day of** March, **2023.**

My Commission Expires: 11-28-24

NOTARY PUBLIC

LAKEN MA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD

TAX IDENTIFICATION:

Parcel 1: Map 047, Parcel 016.00
Parcel 2: Map 046, Parcel 002.04
Parcel 3: 164 00 0 187.00

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/17/25 (date of document).

Affiant Signature

5/23/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of May, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029