Karen Johnson Davidson County
Batch# 1281431 DEEDQC
06/04/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20250604-0043888

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

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

T-AR-23-2005-A-B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron William Riddle	**New Owner**	
(NAME)	(NAME)	
1907 Dobson Park Lane		**071-08-1D-001.00CO AND 071-08-1D-002.00CO**
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37922		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAKHLO AMY KARAMAN, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AARON WILLIAM RIDDLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Units A and B, Homes at 2005 Overby Road, a Horizontal Property Regime with private elements, as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20220301-0023146, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2005 Overby Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220301-0023146, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Shakhlo Amy Karaman and Aaron William Riddle, by Warranty Deed from Invest Holdings, LLC, a Tennessee limited liability Company, dated October 19, 2023 and recorded October 24, 2023 in Instrument No. 20231024-0083233, Register's Office of Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2005 Overby Rd, Unit A and Unit B, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 23rd day of May, 2025.

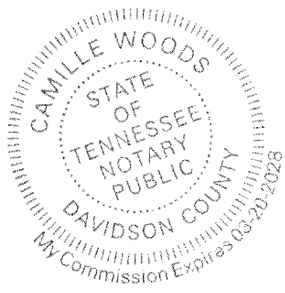
Shakhlo Amy Karaman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAKHLO AMY KARAMAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of May, 2025.

Notary Public
My Commission Expires: 03.20.28
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 23, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date June 4, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

