Prepare by

John Doak (Attorny)
2525 Lebanon Pike
Nashville, TN 37214

Karen Johnson
Batch # 1284757
06/16/2025 12 11 02 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250616-0046841

QUITCLAIM DEED

Send Tax Bill To.

Address of New Owner
Mir Ahmed Iftekar Ali
1348 Timber Valley Drive
Nashville, TN 37214

Map and Parcel Numbers
Map 108-12-B
Parcel 93CO

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents I, Akbari Shanaz, an unmarried person, do hereby quitclaim and convey unto Mir Ahmed Iftekar Ali, their heir and assigns, all my right, title and interest in and to the following described tract of land in Davidson County Tennessee, describe as follows, to wit:

THE LAND REFERED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS.

BEING LOT NO 192, ON THE PLAN PHASE 1-A, SECTION TWO, HARBORVIEW, OF RECORDED IN PLAT BOOK NO.6900 PAGE 756-758, AND AMENDED IN PLAT BOOK 9096, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFRENCE IN HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being same property conveyed to AKBARI SHANAZ by deed recorded on October 2, 2009 in instrument 200910020091779, parcel ID· 108·12B/93.00C0 Commonly known as:

1348 Timber Valley Drive, Nashville, TN 27214, However, by showing this address no additional coverage is provided.

Being the same conveyed to Mir Ahmed Iftekar Ali, an unmarried person, by deed from Akbari Shanaz, before on Ira E. Hostetter and wife, Susan E Hostetter of record in Book 10995, page 484, Register's Office for said County,

This conveyance is subject to Restrictive Covenant of record in Book 7471, page 26; Book 7646, page 142; Book 7646, page 147; Book 7646, page 149; Book 7647, page 648, Book 7732, page 749; Book 8263, page 534; Book 8271, page 863, Book 8297, page 380; Book 8634, page 17, Book 8856, page 361, and Book 9182, page 786, Register's Office for said County.

Said property being held by Mir Ahmed Ifteker Ali in a constructive trust for Akbari Shanaz.
Said property is conveyed subject to such limitations, restrictions, and encumbrance as may affect the premises, including the equitable and statutory right of redemption.

This is improved property known as 1348 Timber Valley Drive, Nashville, TN 37214

IN WITNESS WHEROF, I have hereunto set my hand on this the 11th June 2025,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $_0__.

On this 10th of June 2025, before me personally appeared AKBARI SHANAZ to me known to be the person (or persons)described in and who executed the foregoing instrument, and acknowledged the he/she /they executed the same as his/her/their free act and deed

Akbari Shanaz
(Affiant) Akbari Shanaz

Subscribed and sworn before me, this ~~11~~ 12th day of June 2025

Alyssa Dietrich
Notary Public

My commission expires: August 15 2026

ALYSSA DIETRICH NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

Notary Seal:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0- **, Affiant**
Subscribed and sworn before me this the
16 **Day of** June **, 2025.**
D. Wynne **, Deputy Register**