Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

FROM: Delshad Omer

TO : Omer & Associates, LLC

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Omer & Associates, LLC 5423 Edmondson Pike Nashville, TN 37211	OWNER	161-26.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste 823

Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ -0-

Affiant

Subscribed and sworn to before me this 9th day of June, 2025

Notary Public
Commission Expires. _____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

I/WE, Delshad Omer, married, do hereby quitclaim to Omer & Associates, LLC, their heirs and assigns all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit

Land in the 6th, formerly 8th Civil District of Davidson County, Tennessee, being part of Lot No 1 on the Plan of the lands of john Fitzhugh, deceased, as to a survey made by George W Watkins. Surveyor, May 20, 1960 as follows:

Beginning at a point in the center of Owen and Winsted Pike at the southeast corner of that part of Lot No 3 on the Plan of the lands of J K P. Hill, deceased, as of record in Will Book 32, Page 417, County Court for said County, conveyed to Japtha H Hooper and wife, by deed from Robert H Williams, Jr. of record in Book 2199, Page 609, Register's office for said County; thence with said Hooper's southern boundary line, North 87 deg. 30' West 707 85 feet to an iron pin, thence with the same North 1 deg. East 200 feet to the beginning

Being the same property conveyed to Delshad Omer, an unmarried man, by deed of record in Instrument No. 20201228-0153646, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantor(s)

This is improved property known as 5423 Edmondson Pike, Nashville, TN 37211

Witness our hand(s) this the 9th day of June, 2025

Delshad Omer

Karen Johnson
Batch # 1285175
06/17/2025 10 25 24 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20250617-0047408

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 9th day of June 2025, before me, personally appeared Delshad Omer, known to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of June, 2025.

Notary Public
Commission Expires: _____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026