Karen Johnson Davidson County
Batch# 1293181 DEEDQC
07/02/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $61.67
20250702-0052493

New Owner:	Send Tax Bills To:	Map-Parcel Number
Jibriil One, LLC 3908 Lebanon Pike Unit 893 Hermitage, TN 37076	New Owner	163 02 0C 395.00

THIS INSTRUMENT PREPARED BY:
Lightsey Law
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON wilson

The actual consideration for this transfer is $16,667.00

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 27 day of June 2025.

Notary Public

My Commission Expires: 3/3/26

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ramla Mohamed and Shamso Ali**, hereinafter referred to as the Grantors, has bargained and sold, and by these presents does transfer and quitclaim to **Jibriil One, LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantors' interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 395, of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295, and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ramla Mohamed and Shamso Ali from Chancery Court Clerk Maria M. Salas, by Final Decree dated December 13, 2023 and recorded on January 3, 2024, as Instrument Number 20240103-0000645, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed from Ashraf W. Mannan and Mecheal A. Faltas to Red Group, LLC, a Tennessee limited liability company, by Warranty Deed dated April 10, 2018 and recorded April 11, 2018, as Instrument No. 20180411-0034152, Register's Office for Davidson County, Tennessee.

This is not the primary residence of the Grantors, their spouses, or their dependents.

This is improved property known as **1382 Rural Hill Rd., Unit 395, Antioch, TN 37103**.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. The Preparer shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 27 day of June 2025.

GRANTORS:

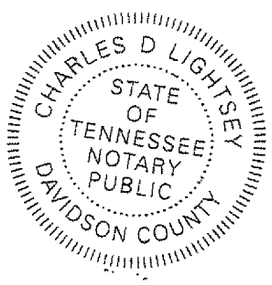
Ramla Mohamed

Shamso Ali

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~DAVIDSON~~ Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ramla Mohamed and Shamso Ali, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 27 day of June 2025.



Notary Public
Commission Expires: 3/3/26

I, Kirsten Virden, 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 06/27/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/27/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

