Karen Johnson Davidson County
Batch# 1293606 DEEDQC
07/03/2025 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250703-0052550

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2 day of July, 2025.

My Commission Expires: _____

NOTARY PUBLIC

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

Address New Owners as Follows:
Rebar Hadi
550 Harding Place
Ste C124,
Nolensville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel:
162-02-0-175.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Meran Abdullah**, Grantor, hereby quitclaims and conveys all his undivided right, title and interest in the hereinafter described property to **Rebar Hadi**, Grantee. To wit:

Land in Davidson County, Tennessee being Lot No. 31 on the plan of Fair Oaks, of record in Book 4175, Page 42, Register's Office of Davidson County.

Being the same property conveyed to Salam Qamarko and Meran Abdullah by Warranty Deed from Darryl Harvey as Trustee, of the Tusculum Trust and filed for record as instrument No. 20220318-0031572 in the Register's Office for Davidson County, Tennessee. Salam Qamarko then later Quitclaimed his undivided interest in the property to Rebar Hadi by Quitclaim Deed of record as instrument #20230523-0038651 Registers Office for Davidson County, Tennessee.

By this instrument, Rebar Hadi will be vested as sole fee simple owner.

Property known now as: 231 Tusculum Road, Antioch, TN 37213

Said property conveyed is subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title of the property but

acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2 day of July, 2025.

Meran Abdullah

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Meran Abdullah**, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand and seal, this 2 day of July, 2025.

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

Notary Public My Commission Expires:_____

Certificate of Authenticity

I, Anna N. Dolan, 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

7-2-25.

Date

Affiant Signature

7-2-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature

My Commission Expires: 3-20-2028

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON