Karen Johnson
Batch # 1294621
07/08/2025 12 05 02 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250708-0053630

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

LB-QCD-25-836

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Baban Noraden	**Same as New Owner(s)**	
(NAME)	(NAME)	**135 14 0A 110 00**
5005 Highlander Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **NASREN HASSAN, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BABAN NORADEN, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all of 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 in Davidson County, Tennessee, being Lot No 67 on the Plan of Phase Three Pinnacle Point Subdivision, of record in Book 6900, Pages 391 and 392, Register's Office for said County

Said Lot No 67 fronts 61 09 feet on the broken southerly margin of Rocky Mountain Parkway and extends back 115 39 feet on the easterly line and 102 55 feet on the westerly line to a deed line in the rear, measuring 69 58 feet thereon

Being the same property conveyed to Nassren Hassan, married and Baban Noraden, unmarried, as joint tenants with right of survivorship, by Warranty Deed of record in Instrument No 20131025-0111282, Register's Office for Davidson County, Tennessee

The aforementioned Warranty Deed inadvertently referred to Nasren Hassan as Nassren Hassan Nasren Hassan does not and has not gone by the name of Nassren Hassan

The purpose of this transaction is to have create a vesting with Baban Noraden as the sole owner of the Property

This is **improved** property known as **836 Rocky Mountain Parkway, Antioch, Tennessee 37013**

Witness my/our hand(s) this the 2 day of July, 2025

Nasren Hassan
Nasren Hassan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NASREN HASSAN, 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 2 day of July, 2025

Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212