QUITCLAIM DEED

LB-QCD-25-0703

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 11 DAY OF July, 20 25

Notary Public

MY COMMISSION EXPIRES 03/16/2026 (AFFIX SEAL)

TIP BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1298162
07/16/2025 11 07 25 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250716-0056134

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Mohammed M. Naser and Waleed Naser	**Same as New Owner(s)**	
(NAME)	(NAME)	**092-06-0-521 00**
710 West Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MOHAMMED M. NASER, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MOHAMMED M NASER, A SINGLE MAN AND WALEED NASER, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all 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

A certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being the Southerly 20 feet of Lot No 20 and the Northerly 20 feet of Lot No 21 on The Plan of A Roth's Subdivision of Lot No 22 of the Boyd McNairy Addition, as of record in Book 57, Page 147, of the Register's Office for Davidson County, Tennessee

Said parts of Lots Nos 20 and 21 front together 40 feet on the Westerly side of 27th Avenue, North and run Back between parallel lines 116 feet to an alley

Being the same property conveyed to Mohammed M Naser, a single man, from Blue Mountain Investment Group, LLC, a Tennessee Limited Liability, by Warranty Deed, of record in Instrument Number 20250701-0051738, in the Register's Office of Davidson County, Tennessee

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

This is **improved** property known as **703 Lena Street, Nashville, Tennessee 37208**

Witness my/our hand(s) this the 11 day of July, 2025

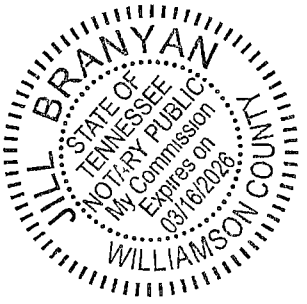
M Naser
Mohammed M Naser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMMED M NASER, 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 11 of July, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)



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