QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1315385 DEEDQC
08/27/2025 12:02:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250827-0068625

WG-QCD-25-2701

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 27th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY DUKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jabar Zawita	**Same as new owner**	
(NAME)	(NAME)	**06015006000**
1508 Goldfinch Cir,	**Same as new owner**	**06015005900**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Same as new owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

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, **JABAR ZAWITA**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JABAR ZAWITA** 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 Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: 06015006000

Being Lot No. 259 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Beginning at a point in the Easterly margin of Dickerson Pike at the corner of Lot Nos. 259 and 260; thence with the line between said lots, Easterly 128 feet to the line of Lot No. 261; thence with the line between Lots 259 and 261, Southerly 63.4 feet to the North margin of Dellway Drive; thence with the margin of the same Westerly 109.1 feet to the beginning of a curve; thence around said curve, Northwesterly 32.4 feet to the Easterly margin of Dickerson Pike; thence with the margin of the same Northerly 42.5 feet to the point of beginning.

Tract 2: 06015005900

Being Lot No. 260 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Said Lot No. 260 fronts 65 feet on the Easterly side of Dickerson Pike and runs back between lines, 125 feet on the North line and 128 feet on the South line, to the West line of Lot No. 26, measuring 79.7 feet thereon.

Being the same property conveyed to Jabar Zawita from Hamid Toloogolzari and Firouzeh Reshad, husband and wife by Special Warranty Deed of record in Instrument Number 20180628-0062360 in the Registers Office for 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: **2701 Dickerson Pike, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 27 day of August, 2025.

JABAR ZAWITA
Jabar Zawita

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JABAR ZAWITA, 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/our hand(s) this the 27th day of August, 2025.

Emily Dukes
Notary Public
My Commission Expires: July 2 2029
(SEAL)

EMILY DUKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

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