Karen Johnson Davidson County
Batch# 1318499 DEEDQC
09/04/2025 02:41:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20250904-0070846

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Adam J. Berk, *Affiant*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Sworn to and subscribed before me
This 20th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: May 3, 2027

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Torpikay Telwar 5021 Cambron Drive Nashville, TN 37221	SAME	155-16-42

FOR NO MONETARY CONSIDERATION, we, **Gulmakai Telwar**, **Hassinah Zahrah Telwar**, **Shafiqah Amru Telwar**, **Spojmay Telwar**, **Gulgotay Telwar**, **Yasmin Torpikay Telwar**, **Inamullah Telwar**, and **Abdulahed Telwar**, by these presents do hereby quitclaim and convey unto **Torpikay Telwar** all our right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot N. 27 on the plan of Pasquo Park, Section 2, as of record in Book 3600, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Walli-Mohammad Telwar by Zahra B. Telwar by Quitclaim Deed of record via Instrument No. 20070828-0103368, Register's Office for Davidson County, Tennessee.

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 12th day of Aug, 2025.

Gulmakai Telwar, *Grantor*

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gulmakai Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of August, 2025.

HEMANT PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

NOTARY PUBLIC
My Commission Expires: 07/02/2029

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 16 day of July, 2025.

Hassinah Zahra Telwar, *Grantor*

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hassinah Zahra Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of _____, 2025.

See Attached Notary Acknowledgement Certificate OR See Attached Notary Jurat Certificate

07/19/2025

NOTARY PUBLIC
My Commission Expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On 07 / 19 /2025 before me, Javid I. Amliwala, Notary Public
(Here insert name and title of the officer),

personally appeared Hassinah Zahra Tejwar,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), ~~or~~ the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

NRO1 JAVID I. AMLIWALA COMM. #2370403 Notary Public - California Orange County My Comm. Expires Aug. 28, 2025 NRO1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 07/19/25

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual(s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 18 day of August, 2025.

Shafiqah Amru Telwar, *Grantor*

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shafiqah Amru Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of August, 2025.

HEMANT PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Patel

NOTARY PUBLIC
My Commission Expires: 07/02/2029

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 15 day of Aug, 2025.

Spojmay Telwar, *Grantor*

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Spojmay Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of August, 2025.

NAWEED BAKHTANI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Naweed Bakhtani
NOTARY PUBLIC
My Commission Expires: 26/Feb/2029

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 7 day of August, 2025.

Gulgotay Telwar, *Grantor*

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gulgotay Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 07/03/2028

JOEL TICKNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2028

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 12 day of August, 2025.

Yasmin Torpikay Telwar, *Grantor*

STATE OF Florida)
COUNTY OF Pasco)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yasmin Torpikay Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of August, 2025.

JESSICA NICOLE HOLLIDAY
Notary Public - State of Florida
Commission # HH 571125
My Comm. Expires Jul 18, 2028

NOTARY PUBLIC
My Commission Expires: July 18, 2028

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 15 day of July, 2025.

Inamullah Telwar, *Grantor*

STATE OF Tennessee)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Inamullah Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of July, 2025.

NANCY K. DELEON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires Nov. 21, 2027

NOTARY PUBLIC
My Commission Expires: 11/21/27

This improved property known as 5021 Cambron Drive, Nashville, Tennessee 37221.

Witness my hand this 19 day of July, 2025.

Abdulahad Telwar, *Grantor*

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Abdulahad Telwar**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of _____, 2025.

See Attached Notary Acknowledgement Certificate
OR
See Attached Notary Jurat Certificate

07/19/2025

NOTARY PUBLIC
My Commission Expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Orange }

On 07 / 19 /2025 before me, Javid I. Amliwala, Notary Public
(Here insert name and title of the officer),

personally appeared Abdulrahaf Tewar,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and ~~official~~ seal.

Notary Public Signature (Notary Public Seal)

JAVID I. AMLIWALA
COMM. #2370403
Notary Public - California
Orange County
My Comm. Expires Aug. 28, 2025

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 07/19/25

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual ~~(s)~~
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

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- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
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  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

www.NotaryClasses.com 800-873-9865

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 20th day of August, 2025.

Adam J. Berk, *Affiant*

8-20-2025
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of AUGUST, 2025.

[SEAL] STEPHANIE L WHITTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

NOTARY PUBLIC
My Commission Expires: May 3, 2027