QUITCLAIM DEED

Karen Johnson
Batch # 1333240
10/10/2025 03 07 25 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251010-0081302

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 17th DAY OF September 20 25

Notary Public

MY COMMISSION EXPIRES 1-3-2028

(AFFIX SEAL)

SAMER HAFEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Arlyn Xiomara Berrios	**NEW OWNER**	
(NAME)	(NAME)	**161-10-0-021 00**
601 Huntington Pkwy,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ZERYAN RASUL ISMAIL, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ARLYN XIOMARA BERRIOS** 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 the Sixth Civil District of Davidson County, Tennessee, described as follows to-wit

Being Lot No 96, as shown on the Plan of Huntington Park, Section One of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee Said Lot No 96 fronts 75 0 feet on the Southerly side of Huntington Parkway, and runs back, between parallel lines, 160 0 feet to a line in the rear, on which it measures 75 0 feet

Being the same property conveyed to Zeryan Rasul Ismail, a married man by Warranty Deed from Hakim Gerki and Havin Hameed, husband and wife of record in Instrument No 20180207-0012522 Register's Office for Davidson County, Tennessee, dated February 6, 2018 and recorded on February 7, 2018

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 **601 Huntington Pkwy, Nashville, Tennessee 37211**

Witness my/our hand(s) this the 17th day of September, 2025

Zeryan Rasul Ismail

Roshna Noori Hama

Roshna Noori Hama, ~~spouse of Zeryan Rasul~~ Ismail, hereby joins in this conveyance and does transfer and convey any and all marital interest Roshna Noori Hama may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZERYAN RASUL ISMAIL, 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 17th day of September, 2025

~~MY COMMISSION EXPIRES~~
Notary Public
My Commission Expires 9-5-2028
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSHNA NOORI HAMA, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2025

Notary Public
My Commission Expires 9-5-2028
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206