Karen Johnson Davidson County
Batch# 1333665 DEEDQC
10/14/2025 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251014-0081769

QUITCLAIM DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-QCD-25-3405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

April Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohamed Abukar and Ashley Benton, as tenants in common with right of survivorship	**SAME AS NEW OWNER**	
(NAME) **3405 Old Anderson Rd # 202,**	(NAME)	**136-15-0A-070.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **MOHAMED ABUKAR,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MOHAMED ABUKAR AND ASHLEY BENTON, AS TENANTS IN COMMON WITH 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:

Land in Davidson County, Tennessee, being Unit No. 70 on the Plan of First Revision to Phase 2 Final Plat Watercrest Townhomes, a Horizontal Property Regime of record in Plat Book 11190, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mohamed Abukar, a married man by Warranty Deed from Jose A. Sauceda, a married man of record in Instrument No. 20190430-0039667, Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded April 30, 2019.

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: **3405 Old Anderson Rd # 202, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 13th day of October, 2025.

Mohamed Abukar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

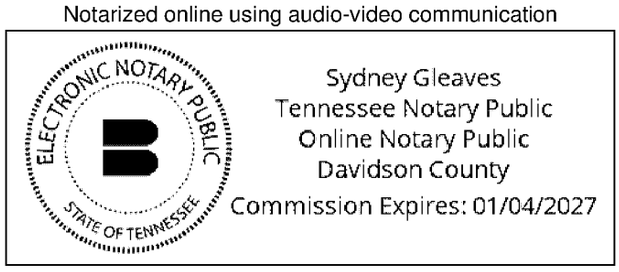
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMED ABUKAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for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

Notarized online using audio-video communication

Witness my hand and official seal, this the .

Sydney Gleaves

Notary Public
My Commission Expires: 01/04/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or 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 10/13/25.

Date

Affiant Signature

10/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of October, 2025.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)