Karen Johnson Davidson County
Batch# 1336455 DEEDQC
10/21/2025 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251021-0083933

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st TH DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

ASHLEY S. RUDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES AND NOT BY TITLE SEARCH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mushtaq Ahmed	Same	**MAP & PARCEL** 102 13 0C 140.00
4020 Sneed Road Nashville, TN 37209	Same	

FOR AND 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, I, **Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife and Areeb Ahmed, unmarried, as joint tenants with the rights of survivorship**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife and Areeb Ahmed, unmarried and Atia Ahmed, married as joint tenants with the rights of survivorship,** HEREINAFTER CALLED GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee being Unit 140, on the Plan of Sage Run Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration for Sage Run Townhomes at Instrument No. 20211228-0170759, and Amendment Instrument No. 20230223-0012841 and Instrument No. 20230310-0017406, 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 Mushtaq Ahmed and Syeda Minara Ahmed, husband and wife, Atia Ahmed, unmarried and Areeb Ahmed, unmarried, as joint tenants with the rights of survivorship by Warranty Deed from Sage Run Development, LLC, a Tennessee limited liability company of record in Instrument No. 20240605-0042112, in the Register's Office of Davidson County, Tennessee, dated June 4, 2024 and recorded on June 5, 2024. Also, see Quitclaim Deed of record Instrument No. 20241025-0082896,

dated October 24, 2024 and recorded on October 25, 2025 and Scriveners's Affidavit of record Instrument No. 20241030-0083218 dated October 25, 2024.

This is improved property located at 140 Stella Drive, Nashville, TN 37209.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of October, 2025

GRANTOR:

MUSHTAQ AHMED

Syeda Minara Ahmed
SYEDA MINARA AHMED

AREEB AHMED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of October, 2025, before me personally appeared Mushtaq Ahmed and Syeda Minara Ahmed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at the office, this 21st day of October, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

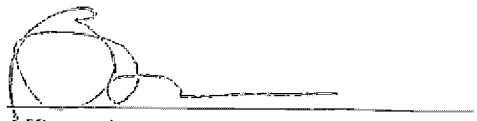
On this 21st day of October, 2025, before me personally appeared Areeb Ahmed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at the office, this 21st day of October, 2025.

Notary Signature
My commission expires: 2/27/2029

Certificate of Authenticity

I, Barbara McGinty, 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 October 21, 2025 (date of document).



Affiant Signature

Date 10/21/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of October, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

