Karen Johnson Davidson County
Batch # 1342584 DEEDQC
11/06/2025 03:04:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251106-0088643

This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
MOBEEN AHMAD, *et ux.*	SAME	Map/Parcel:
2221 Blake Drive		181-01-0B 301.00
Nashville, TN 37211		

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **YOUSUF AHMAD**, (the "Grantor"), has bargained and Quitclaimed, and by these presents does transfer and convey unto the said **MOBEEN AHMAD and BILQEES MOBEEN, husband and wife,** (the "Grantee"), their successors and assigns, all of his right, title and interest, if any, in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No 66, on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision of record in Instrument No. 20140506-0038378, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MOBEEN AHMAD and BILQUEES MOBEEN, husband and wife, and YOUSUF AHMAD, an unmarried person, by deed of record in Instrument No. 20150219-0014580, Register's Office for Davidson County, Tennessee. BILQUEES MOBEEN is one and the same as BILQEES MOBEEN.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley 2nd Addition, of record in Book 11069, Page 14, and as made applicable in Instrument No. 20140430-0036256, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee(s) herein.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **2221 Blake Drive, Nashville, TN 37211.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 our hands this 6th day of November, 2025.

GRANTOR:

YOUSUF AHMAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **YOUSUF AHMAD,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Nashville, this 6th day of November, 2025.

Notary Public

My Commission Expires:

_____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero.

Affiant -

Subscribed and sworn before me this 6th day of November, 2025.

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY