Karen Johnson Davidson County
Batch# 1347620 DEEDQC
11/18/2025 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251118-0091823

This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NUMBER:
Nabatiyah Y. Bahar, Trustee PO Box 280293 Nashville, TN 37228	Nabatiyah Y. Bahar, Trustee PO Box 280293 Nashville, TN 37228	081 03 0F 001.00

QUITCLAIM DEED

Grantor, Nabatiyah Y. Bahar, unmarried, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Nabatiyah Y. Bahar, Trustee, or her successors in interest, of the Nabatiyah Y. Bahar Revocable Trust dated October 28, 2025, and any amendments thereto, all of her rights, title, and interest in the property commonly known as 1110-A Walsh Street, Nashville, TN 37208, with the following legal description:

> Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" to the Master Deed of V. Gordon Townhomes at 1110 Walsh, as of record in Instrument 200803270030550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
>
> Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
>
> Rights of claims and parties in possession not shown by the Public Records.
>
> Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
>
> Taxes or special assessments which are not shown as existing liens by the Public Records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

All matters shown on the Plan of record in Book 3500, page 110, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan attached as Exhibit C to the Master Deed of V Gordon Townhomes at 1110 Walsh of record in Instrument 200803270030550, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3803, Page 472, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of V Gordon Townhomes at 1110 Walsh of record in Instrument Number 200803270030550, Register's Office for Davidson County, Tennessee.

Rights of others in & to the common areas and/or elements.

Prior title may be found in Instrument No. 20100331-0023899, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantee acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

[SIGNATURES ON THE FOLLOWING PAGES]

Nabatiyah Y. Bahar, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 28th day of October 2025, before me personally appeared Nabatiyah Y. Bahar, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed.

Sworn to and subscribed before me this 28th day of October, 2025.



Notary Public

OATH OF VALUE

I hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Sworn to and subscribed before me this 28th day of October, 2025.



Notary Public

CERTIFICATE OF AUTHENTICITY

I, Amanda N. Jelks, 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 28, 2025.

Amanda N. Jelks,

11/18/2025
Date

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Sworn and subscribed before me on 11/18/2025.

Alexandria F. Williams, Notary Public
My Commission Expires 8/12/2026

