FROM: Shadee Mahmud

TO: Fairoz Nuri Abdullah

Karen Johnson
Batch # 1349721
11/21/2025 10 09 12 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20251121-0093140

QUITCLAIM DEED

Address of New Owner:
Fairoz Nuri Abdullah
529 Cedarmont Drive
Antioch TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
17301016700

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $0 00

Affiant

Prepared from information furnished by the parties

Subscribed and sworn to before me this the 17th day of November, 2025.

Notary Public
Commission Expires _____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

I, **Shadee Mahmud**, do hereby quitclaim to **Fairoz Nuri Abdullah** , his/her Heirs and Assigns, all their rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee more particularly described as follows
Lot 48 Monte Carlo, Section 11 B, as shown on plat of record in Plat Book 5050, Page 99, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Shadee Mahmud by deed of record in Instrument No 20230707-0051946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record

This is improved property known as· 529 Cedarmont Drive Antioch TN 37013

Witness our hand(s) this the 17th day of November, 2025.

Shadee Mahmud

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 Shadee Mahmud 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 purpose therein contained. Witness my hand and official seal at Nashville, TENNESSEE, this the 17th day of November, 2025

Notary Public
Commission Expires·_____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026