This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-5406

Karen Johnson Davidson County
Batch# 1353670 DEEDQC
12/04/2025 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251204-0096277

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 3 day of December, ~~2019~~.2025 KW

Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wahidi Constructions LLC 713 Woodmere Drive Nashville TN 37217	New Owner	124 00-0 089.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Rahim Omer and Hameeda Omer, husband and wife** ("Grantor") do hereby quitclaim and convey unto **Wahidi Construction, L.L.C.** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more fully described as follows:

Beginning at an existing concrete monument in the westerly line of a tract of land conveyed to Baltz Brothers by Deed recorded in Book 4916, page 989, R.O.D.C., Tennessee, said monument being the common easterly corners of Lots 59 and 58 of Section One Bridle Path Subdivision as of record in Plat Book 5200, page 229, R.O.W.C., Tennessee, thence,

1. with a new line severing the Baltz Brothers property South 82 degrees 38 minutes 10 seconds East 380.45 feet to an iron pin set, 25+/- feet from the centerline of an old dirt road; thence,

2. With a line parallel to and 25+/- feet west of said road South 07 degrees 43 minutes 17 seconds West 390.00 feet to an iron pin set; thence,

3. North 82 degrees 38 minutes 10 seconds West 327.30 feet to an iron pin set, said pin being the common easterly corner of Lots 57 and 56 of Section One Bridle Path Subdivision; thence,

4. With the easterly line of Lot 57 North 17 degrees 32 feet 22 seconds East 198.11 feet to an iron pin set, said pin being the common easterly corners of Lots 58 and 59; thence,

5. With the easterly line of Lot 58, North 16 degrees 21 minutes 57 seconds West 213.01 feet to the point of beginning and containing 126,238 square feet, or 2.898 acres, more or less

Being the same property conveyed to Rahim Omer and Hameeda Omer by Warranty Deed from Gary G. O'Guin and wife, Linda F. O'Guin recoded in Instrument No. 201910280110212, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **3236 Thoroughbred Drive, Nashville, TN 37076**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2025.

GRANTOR:

Rahim Omer

Hameeda Omer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rahim Omer and Hameeda Omer the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

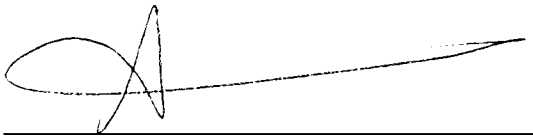
WITNESS my hand and seal at office this 3rd day of December, 2025.

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 12/03/2025.



Affiant Signature — Date: 12/03/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/03/2025.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal