QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1370783 DEEDQC
01/16/2026 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260116-0003960

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-7-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company
1524 Williams Drive, Suite 202
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramla Mohamed and Salaad Nur	Ramla Mohamed and Salaad Nur	163-02-0C-393.00
(NAME)	(NAME)	
3908 Lebanon Pike	3908 Lebanon Pike	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jibriil One, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), has/have quitclaimed unto **Ramla Mohamed and Salaad Nur**, hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 393, of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295, and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Red Group, LLC, a Tennessee limited liability company by Warranty Deed from Ashraf W. Mannan and Mecheal A. Faltas, dated 04/10/2018, of record in Instrument No. 20180411-0034152, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ramla Mohamed and Shamso Ali by Final Decree Confirming Sale from Maria M. Salas, Deputy Clerk and Master, dated 12/08/2023, of record in Instrument No. 20240103-0000646, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jibriil One, LLC, a Tennessee limited liability company by Quitclaim Deed from Ramla Mohamed and Shamso Ali, dated 06/27/2025, of record in Instrument No. 20250702-0052492, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1382 Rural Hill Road, Unit 393, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 13th day of January, 2026.

Jibriil One, LLC, a Tennessee limited liability company

By: _____
Ramla Mohamed, Member

By: _____
Salaad Nur, Member

State of Tennessee
County of DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ramla Mohamed and Salaad Nur with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Members of the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Ramla Mohamed and Salaad Nur, as such Members.

Witness my hand and Official seal this 13th January, 2026.

_____
Notary Public:
My Commission Expires: 07-07-2027

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

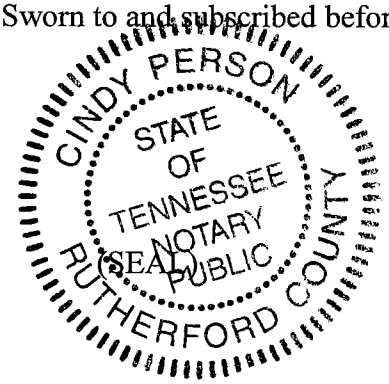
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-13-2026.

A R Steelman
Affiant Signature

1-15-2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 15 day of January, 2026.



Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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