Karen Johnson Davidson County
Batch# 1379377 DEEDQC
02/12/2026 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260212-0011017

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

QUITCLAIM DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2026.

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Rafee Syed 5116 Woodland Hills Drive, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafee Syed 625 Bakers Bridge Ave Suite 105-55 Franklin, TN 37067	Same as Address of New Owner	066L-A-001.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Fatimah Syed,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Rafee Syed, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning with the Robert Sullivan line and the Mount View Road and running 390 feet in a westerly direction to the Cane Ridge Road; thence with the Cane Ridge Road in a northerly direction 69 feet; thence with the land of William C. Hedgepath in an easterly direction 231 feet to the Mount View Road; thence in a southerly direction with the Mount View Road 252 feet to the point of beginning at the intersection of the Roberty Sillivan line and the Mount View Road; and containing one acre, more or less, and being a part of the property of William C. Hedgepath conveyed by deed from Newton D. Ellis and recorded in Book I390, page 663, Register's Office for Davidson County, Tennessee.

Included in the above legal description but specifically excluded from this conveyance is any portion of the subject property lying within the boundaries of the tract described in the deed of record in Book 2753, page 532, said Register's Office.

Being the same property conveyed to Rafee Syed and Fatimah Syed, husband and wife, by Warranty Deed from Mohammed Al-Sadoon, dated April 26, 2012, recorded September 10, 2010 in Instrument No. 20200910-0103447, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as: 5044 Mount View Road, Antioch, Tennessee 37013.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS MY HAND, this 4TH day of FEBRUARY, 2026.

Grantor

Fatimah Syed

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, the undersigned, **Fatimah Syed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 4TH day of FEBRUARY, 2026.

Notary Public

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Printed Notary Name

My commission expires: 9/19/28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/4/26 (date of document).

Jennifer Pennell

2/11/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this FEBRUARY 11, 2026.

Notary's Signature

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

My Commission Expires: _____

Notary's Seal