Karen Johnson Davidson County
Batch# 1398505 DEEDQC
03/27/2026 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260327-0024401

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

The actual consideration or value of this transaction is: $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(C)(vi).

Sharon R Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF March, 2026.

Russell J. McCann
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires:

Notary Public

ADDRESS NEW OWNERS:
Qazi Family Trust
8012 Pine Forrest Drive
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
see attached

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **MUHAMMED QAZI and ZUBAIDA QAZI**, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Qazi Family Trust**, a revocable trust under agreement dated March 26, 2026, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

See the Attached Exhibit A

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 26 day of March, 2026.

Muhammed Qazi
MUHAMMED QAZI

Zubaida Qazi
ZUBAIDA QAZI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MUHAMMED QAZI and ZUBAIDA QAZI, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of March, 2026.

My Commission Expires:



Notary Public

EXHIBIT "A"

Property one: 8012 Pine Forest Drive, Nashville, TN 37221 Tax ID # 128-100A-024.00CO

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section One Pine Forest as of record in Plat Book 9700, pages 712 and 713, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Muhammed Qazi, a married man, by Warranty Deed dated January 5, 2024, from Albert S. Koenig, IV, unmarried man of record in Instrument No. 20240105-0001269, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Albert S. Koenig, IV, unmarried man, by deed dated December 7, 2017, from Jay Alan Bond and Cindy S. Bond, husband and wife, of record in Instrument No. 20171211-0125888, Register's Office for Davidson County, Tennessee.

Property two: 2442 Bellevue Manor Drive Nashville, TN 37221 Tax ID # 128-13-12.00

Land in Davidson County, Tennessee, being Lot 4 of B.V. 1776 Estates, as shown on the plat of record in Plat Book 5050, Page 76, amended in Book 5429, Page 130, and re-recorded in Book 5436, Page 608, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zubaida Qazi from Huner Majeed and Helen Qazi, husband and wife, by Warranty Deed in Instrument No. 20100119-0004270, in the Register's Office of Davidson County, Tennessee.

Property three: 596 Hicks Road Nashville, TN 37221 Tax ID # 128-00-0-042.00

Land in Davidson County, Tennessee, being Lot No. 1 of Meade Vue Addition, as shown by the plat of record in Plat Book 8250, Page 654, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Beginning at a point in the easterly margin of Sawyer Brown Road; thence in a northwesterly direction with a 3845.2' radius curve to the left a distance of 126.55' to a point; thence leaving the easterly margin of Sawyer Brown Road, South 70° 03' 18" East a distance of 551.53' to a point in the east side of a spring house; thence South 18° 30' 12" West a distance of 87.83' to a point in the center of Hicks Road; thence with the centerline of Hicks Road, North 56° 33' 38" West a distance of 116.76' to a point; thence North 81° 32' 03" West a distance of 400.27' to a point; thence North 57° 34' 10" West a distance of 75.10' to the point of beginning, containing 1.280 acres, more or less, per survey by Turner Engineering Company, Inc., dated June 4, 1971.

Being the same property conveyed to Muhammed Qazi and Halmat Qazi, from Federal National Mortgage Association, also known as Fannie Mae, by Special Warranty Deed in Instrument No. 20021002-0120328, Register's Office of Davidson County, Tennessee. Halmat Qazi having then conveyed all of his interests to Muhammed Qazi by Quitclaim Deed of record as Instrument # 20030127-0010771, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Russell T McCann, 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

3-27-26.

Date

Affiant Signature

3-27-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 2026.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)