Karen Johnson Davidson County
Batch# 1404773 DEEDQC
04/13/2026 11:50:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260413-0029858

File No: 2005351767
Grantor's Loan No. 1000284732

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Karzan Mohamad-Ali and Vazheen Fatah, 1141 Streamdale Pt E, Antioch, TN 37013

Exempt: This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 173 08 0A 037.00

# QUITCLAIM DEED

**Karzan Mohamad-Ali**, single, and **Vazheen Fatah,** single, who erroneously acquired title as husband and wife, ("Grantor"), of 1141 Streamdale Pt E, Antioch, TN 37013, for and in consideration of $0.00 (Zero Dollars and Zero Cents), do bargain, sell, release, remise, quit claim and convey unto **Karzan Mohamad-Ali**, a single man, and **Vazheen Fatah,** a single woman, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 1141 Streamdale Pt E, Antioch, TN 37013, all their right, title, and interest in the following described real estate in the County of Davidson, State of Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 58, FINAL PLAT, SECTION ONE, DEER VALLEY, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN INSTRUMENT NO. 20030205-0016206, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.**

**Parcel No 173 08 0A 037.00**
**Property Address is: 1141 Streamdale Pt E, Antioch, TN 37013**

**BEING THE SAME PROPERTY CONVEYED TO KARZAN MOHAMAD-ALI AND VAZHEEN FATAH, HUSBAND AND WIFE BY DEED FROM GARY D. DAVIS AND CONSUELA L. DAVIS, HUSBAND AND WIFE, DATED 05/03/2024, RECORDED 05/08/2024, DEED INSTRUMENT NO. 20240508-0033963, COUNTY OF DAVIDSON, STATE OF TENNESSEE.**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on January 22, 2026:

**Karzan Mohamad-Ali**

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Karzan Mohamad-Ali**, personally known to me, or has produced TN Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of January, 2026.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on January 22, 2026:

**Vazheen Fatah**

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Vazheen Fatah**, personally known to me, or has produced TN driver license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of January, 2026.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

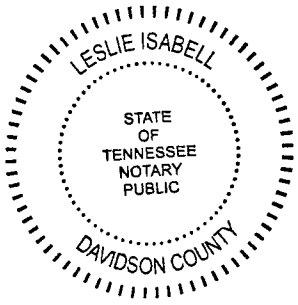
Affiant

Subscribed and sworn to before me on this the 22nd day of January, 2026.

Notary Public

My Commission Expires: 3/20/28

SEAL



**Tennessee Certification of Electronic Document**

I, Nathaniel Babak, 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 01/22/2026 (date of document).

NJ/W.Bk
Affiant Signature

02/05/2026
Date

State of Pa

County of Allegheny

Sworn to and subscribed before me this 5th day of Febuary, 2026.

Notary's Signature Christine Mcclurg

MY COMMISSION EXPIRES: 12-14-29

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2029
Commission Number 1411282