This instrument was prepared by:
AMIN SALEH HAUTER
116 SHACKLETT LANE CT
ANTIOCH, TN 37013

Once recorded, return to:
MR. AMIN HAUTER & Mrs. TALAH AHMAD
116 SHACKLETT LANE CT
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch # 1417863 DEEDQC
05/08/2026 10:04:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260508-0041498

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of DAIVIDSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE US Dollars ($ 1.00) in hand, paid to AMIN HAUTER , with an address of 300 ASH FORGE DR. ANTIOCH, TN 37013 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to AMIN SALEH HAUTER REVOCABLE LIVING TRUST , DATED 04/05/2026 with an address of 116 SHACKLETT LANE CT. ANTIOCH, TN 37913 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number MAP-PARCEL NUMBERS 163-11-0B-049.00-C

The property identified herein ☐ is **-OR-** ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: AMIN HAUTER

Address: 116 SHACKLET LANE CT. ANTIOCH, TN 37013

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 05/08/2026

Printed Name: AMIN SALEH HAUTER

Grantor Signature: _____ Date: 05/08/2026

Printed Name: TALHA NAJI AHMAD (Spouse)

NOTARY ACKNOWLEDGMENT

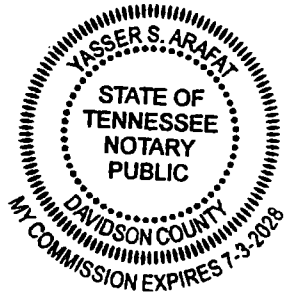
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of DAVIDSON)

On 05/08/2026 before me, YASSER S. ARAFAT ,
personally appeared AMIN SALEH HAUTER & TALAH NAJI AHMAD ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

Printed Name Yasser S. Arafat

My Commission Expires 07/03/2028

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Return To: 18-2019
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 146,580.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11/14/2018 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE
2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2019

Karen Y Johnson Davidson County
Batch# 167454 DEEDWARR
11/27/2018 11:16:25 AM 2 pgs
Fees: $13.00 Taxes: $542.05
20181127-0115602

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amin Hunter, and Talh Ahmad	Same as new owner	163-11-0B-049.00-C
(NAME) 300 Ash Forge Drive	(NAME)	
(ADDRESS) Nashville, TN, 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Minh D. Nguyen a/k/a Steven Nguyen, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amin Hunter, and Talh Ahmad, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 49 on the Plan of Bell Forge Village, 2nd Revision, Section Four, of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Minh D. Nguyen, unmarried

Being the same property conveyed to Minh D. Nguyen, unmarried by Deed dated April 24, 2012 from Karen McClure Beck and husband James H. Beck, in Instrument Number 20120502-0037395, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 300 Ash Forge Drive, Nashville, TN 37013
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all

Scanned with CamScanner