Karen Johnson Davidson County
Batch# 1435126 DEEDQC
06/17/2026 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260617-0054939

Recordation Requested By/Return to:
DOMA TITLE INSURANCE
700 HIGHLANDER BLVD., SUITE 450
ARLINGTON, TX 76015
File No. WF-421170

This Instrument Prepared By:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409 (a)(3)(D)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
WARDA ABAS ALI	WARDA ABAS ALI	163020B02400
221 TOOK DRIVE ANTIOCH, TN 37013-1946	221 TOOK DRIVE ANTIOCH, TN 37013-1946	

Executed this 29th day of May, 2026.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **ABDIRAHMAN M YUSAR AND WARDA ABAS ALI, FORMERLY KNOWN AS FADUMO I GELLE, UNMARRIED, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **WARDA ABAS ALI, SINGLE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

ALL THAT PROPERTY SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NUMBER 63 ON THE PLAN OF FIRST AMENDMENT, BERKELEY HALL, PHASE FIVE, SECTION ONE, OF HICKORY HIGHLANDS PUD, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20050706-0077601, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION AS OF RECORD IN INSTRUMENT NUMBER 20050725-0086047 AND INSTRUMENT NUMBER 20050725-0086048, AND AS AMENDED BY RATIFICATION, DEDICATION AND ADOPTION OF PLAT AS OF RECORD IN INSTRUMENT NUMBER 20050923-0114416, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT. IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

Being the same premises conveyed to Abdirahman M Yusar and Fadumo I Gelle, husband and wife by Deed dated 01/24/2014 and recorded on 01/29/2014, as Instrument No. 20140129-0007956, in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as, 221 TOOK DRIVE, ANTIOCH, TN 37013-1946
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29 day of May, 20 26.

ABDIRAHMAN M YUSAR

STATE OF Tennessee

COUNTY OF Davidson

Before me, Lee V. Moore of the state and county mentioned, personally appeared **ABDIRAHMAN M YUSAR**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Lee V. Moore
My Commission Expires: 03/06/2029

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

Witness my hand this 11th day of June, 2026.

Warda Abas Ali · F/k/A Fadumo I Gelle
WARDA ABAS ALI,
F/K/A FADUMO I GELLE

STATE OF Tennessee

COUNTY OF Davidson

Before me, Jimmyra Boyd of the state and county mentioned, personally appeared **WARDA ABAS ALI, F/K/A FADUMO I GELLE**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Jimmyra Boyd
My Commission Expires: 08/01/2028

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00. **For a QCD, zero consideration.**

Warda Abas Ali F/K/A Fadumo I Gelle
Affiant

Sworn to and subscribed before me, this the 11th day of June, 2026

Notary Public
My commission expires: 08/01/2028

(seal)

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Litisha Evans, 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 05/29/26 (date of document).

Litisha Evans, Affiant

05/29/26
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 29th day of May, 2026.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL