This Instrument prepared by:
William B. Hubbard
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Karen Johnson Davidson County
Batch # 1438464 DEEDQC
06/26/2026 10:07:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260626-0057840

QUIT CLAIM DEED

ADDRESS NEW OWNER:	Send Tax Bills To:	MAP and PARCELS
JAMAL S. ALBARATI TRUST 6517 Sunnywood Dr. Nashville, TN 37211	New Owner	Parcel No.: 93-12-88

KNOW ALL MEN BY THESE PRESENTS, that Jamal Albarati ("Grantor"), for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand, do hereby bargain, sell, release, remise, quit claim and convey unto Jamal S. Albarati Trust, 6517 Sunnywood Dr., Nashville, TN 37211, all right, title and interest in and to the following described tract or parcel of land, in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 91, as shown on the map entitled Grandview Heights, of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARTURO GUZMAN and wife, LILIA S. CHAVEZ, by deed from PETER WYZYKOWSKI and wife, MARSHA WYZYKOWSKi, of record in Instrument No. 20120418-0033269, dated April 12, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, . covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record,

Matters shown on the Plan of record in Plat Book 161, pages 14 & 15, said Register;s Office.

This is improved property located at 2509 Winford Avenue Nashville TN 37211

Being the same property conveyed to Nagi Hauter and Jamal Albarati, as tenants in common, by Warranty Deed from Arturo Guzman and Lilia S. Chavez wife record deed of record in Instrument No. 201608040080875-289072.63, Registers office for Davidson County, Tennessee, dated, and recorded on August 4, 2016.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Pursuant to Durable Power of Attorney dated June 17, 2026, Davidson County Register of Deeds, instrument # 20260622-0055729, IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this _____ day of _____, 2026.

For Jamal Albarati pursuant to our Durable Power of Attorney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Samed Albarati and Maher Albarati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained, for/behalf of Jamal Albarati pursuant to their Durable Power of Attorney.

Witness my hand and seal this 26th day of June, 2026.

WILLIAM B. HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

William B. Hubbard
Notary Public

My commission expires: November 5, 2029

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Samad Albenati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of June, 2026.

WILLIAM B. HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

William B. Hubbard
Notary Public

My commission expires: November 5, 2029