Karen Johnson Davidson County
Batch# 1458818 DEEDQC
08/11/2026 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260811-0074046

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Kattia Moya** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Heshyar S Hussein and wife, Dleen A Dawood,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in 2nd Civil District of Davidson County Tennessee, being more particularly described as follows:

Beginning at the common rear corner of Lots 2 and 3 on the Plan of Bedford Forrest, Phase I, said Plan of record on Book 9700, Page 771, said Register's office; thence running North 00 deg. 03' 38" West, a distance of 89.57 feet to a point, said point being the point of beginning of the hereinafter described tract.

Thence running South 69 deg. 06' 10" West, a distance of 205.34 feet to a point; thence running North 20deg. 52' 36" West, a distance of 199.91 feet to a point; thence running South 69deg. 06 55" West, a distance of 120.52 feet to a point; thence running North 20deg. 53' 05" West, a distance of 225.11 feet to a point; thence running South 69deg. 06' 55" West, a distance of 115.55 feet to a point; thence running North 09 deg. 00' 59" West, a distance of 252.95 feet to a point; thence running North 68 deg. 59' 05" East, a distance of 393.37 feet to a point; thence running South 24deg. 09' 52" East, a distance of 574.84 feet to a point, said point being a common corner with Lots 3 & 4 on the Plan of Bedford Forrest, Phase I; thence along the rear lot line of said lot 3, running South 00deg. 03' 38" a distance of 106.17 feet to a point, said point being the point of beginning.

Being the same property conveyed to Heshyar S. Hussein and wife, Dleen A. Dawood and Kattia Moya, by virtue of that certain Warranty Deed dated September 10, 2020, and being of record at Instrument No. 20200911-0103953 in the Register's Office of Davidson County, Tennessee.

Kattia Moya warrants that the above described property has not been used as her primary residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 7 day of **August, 2026.**

Kattia Moya..
Kattia Moya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Kattia Moya,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of **August, 2026.**

Ca Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 7 day of **August, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PROPERTY ADDRESS:	**0 Bluff Road** **Brentwood, TN 37027**
TAX PARCEL NO.:	**181-00-0-222.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Heshyar S Hussein and Dleen A Dawood** **705 Waller Road** **Brentwood, TN 37027**
MAIL TAX BILLS TO:	**Heshyar S Hussein and Dleen A Dawood** **705 Waller Rd.** **Brentwood, TN 37027**

Certificate of Authenticity

I, _____, 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 8/7/26.

_____
Affiant Signature

8/7/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of August, 2026.

_____
Notary's Signature (Notary Seal)

