Karen Johnson Davidson County
Batch# 1460035 DEEDQC
08/17/2026 01:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260817-0076520

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 12th day of Aug., 2026

Notary Public

My Commission expires 12/26/2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12-26-29

NAME AND ADDRESS OF PROPERTY OWNER:
Qani Ismail
904 Radford Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Qani Ismail
904 Radford Drive
Nashville, TN 37217

MAP AND PARCEL NUMBER: 10709007200

QUITCLAIM DEED

26NT01543

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Qani Ismail and Afi Ahmed

By these presents do remise, release and **QUITCLAIM** unto

Qani Ismail, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the PLAN OF PATRICIA HEIGHTS SECTION I, as of record in Book 2331, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 91 feet on the easterly side of Radford Drive and extends back 142.7 feet on the southerly line and 161.2 feet on the northerly line, which is a broken line, to a dead line measuring 60 feet thereon.

Being the same property conveyed to Qani Ismail and Afi Ahmad from Rena Carlene Castleman, as Administrator of the Estate of Lee Renee Burnette, deceased, and Rena Carlene Castleman, Kristopher Smotherman, Christopher Burnette, David Burnette and James Burnette, as the Heirs at Law of James G. Burnette, James Howell Burnette, and Lee Renee Burnette, all deceased, by Warranty Deed dated 01/23/2026 and recorded 02/09/2026 in Instrument No. 20260209-0009417, Register's Office of said County. Further modified by Scrivener's of record as document number 20260806-0072615 register's office for Davidson County, Tennessee.

Being the same property conveyed to James G. Burnette and wife, Martha S. Burnette, by Warranty Deed from Dorris Carnell Shearon and wife, Emogene Shearon, of record in

Book 4182, Page 54, in the Register's Office of Davidson County, Tennessee, dated October 16, 1967, and recorded on October 18, 1967. Martha S. Burnette died on April 8, 1970, leaving James G. Burnette as surviving tenant by the entirety. James G. Burnette died intestate on August 02, 2006, and was survived by Lee Renee Burnette, James Howell Burnette, Rena Carlene Castleman and Kristopher Smotherman as his heirs at law. See Affidavits of Heirship of record in Instrument Nos. 20120816-0073270, 20260209-0009413, 20260209-0009416, in the Register's Office for Davidson County, Tennessee. James Howell Burnette died intestate on November 6, 2017, leaving James Burnette, David Burnette and Christopher Burnette as his heirs at law. See Affidavits of Heirship of record in Instrument Nos. 20260209-0009412 and 20260209-0009415, said Register's Office. Lee Renee Burnette died intestate on February 14, 2025, leaving Rena Carlene Castleman, Kristopher Smotherman, James Burnette, David Burnette and Christopher Burnette as her heirs at law. An intestate Estate has been administered on her behalf in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 25P434. See also Affidavits of Heirship at Instrument Nos. 20260209-0009411 and 20260209-0009414, said Register's Office.

This is an improved property commonly known as: 904 Radford Drive, Nashville, TN 37217-1218

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 our hands this _____ day of _____, _____.

Qani Ismail DIGITALLY SIGNED 08/12/2026 03:03 PM EDT

Qani Ismail

State of _____}
County of _____}

Subscribed and sworn to before me this _____ day of _____, _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Qani Ismail,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, _____.

Justin Foster DIGITALLY SIGNED 08/12/2026 03:05 PM EDT

Notary Public

My Commission expires: _____/_____/_____.

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Afi Ahmed

Afi Ahmed

State of Tennessee }
County of Davidson }

Subscribed and sworn to before me this 12th day of August, 2026

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Afi Ahmed,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of Aug, 2026

Marcia Escobar

Notary Public

My Commission expires: 10 / 25 / 2027



Tennessee Certification of Electronic Document

I, Justin Foster 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 tha electronic document is a true and exact copy of the original document executed and authenticated acco to law on 8-12-26 (date of document).

Affiant Signature

8-12-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of Aug, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-