Karen Johnson
Batch # 1464263
08/26/2026 09:03:48 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260826-0078763

This Instrument Prepared by Mushed Bahar. 3254 Royal Hound Trail Madison, TN 37115

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 **Mushed Bahar,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mushed Bahar and Salahudin Bahar, as joint tenants with rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Fox Valley Subdivision, Phase 2 - Final Plat, of record in Instrument No. 20250923-0075765, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mushed Bahar, by Warranty Deed dated June 17, 2026, from NVR Inc., t/a Ryan Homes, A Virginia Corporation, recorded June 17, 2026, in Instrument Number 20260617-0055129, in the Official Records of Davidson County, Tennessee.

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.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25th day of Aug 2026

Mushed Bahar
Mushed Bahar

CATHERINE A. CASTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mushed Bahar,** the within named bargainor, 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 25 day of Aug 2026.

Catherine A Caster
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/26

CATHERINE A. CASTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF SUMNER

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**.

Salahudin Bahar
AFFIANT

SUBSCRIBED AND SWORN before me this the 25 day of Aug, 2026.

Catherine A Caster
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS: **3254 Royal Hound Trail Madison, TN 37115**
TAX PARCEL NO.: **052120B06000CO**
PROPERTY OWNER: **Mushed Bahar and Salahudin Bahar**
OWNER'S ADDRESS: **3254 Royal Hound Trail Madison, TN 37115**
MAIL TAX BILLS TO: **Owner at Property Address**

CATHERINE A. CASTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY