Davidson County DEEDQC
Recvd: 10/12/12 10:04 4 pgs
Fees:22.00 Taxes:0.00
20121012-0093551

Commitment Number: 2012-36422

After Recording, Return To:

ENTITLE DIRECT
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Karim A. Aqrawi and **Sana M. Aqrawi**, 3052 Bluffhollow Gap, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 08 0A 135.00
Exempt from recordation tax. Tenn. Code Section 67-4-409(a)(4)

#538119

QUITCLAIM DEED

Abdulkarim M. Aqrawi, known now as Karim A. Aqrawi, and **Sana M. Aqrawi,** Husband and Wife, hereinafter grantors, of **Davidson County, Tennessee,** for $ 0.00 (ZERO DOLLARS) in consideration paid, grant and quitclaim to **Karim A. Aqrawi** and **Sana M. Aqrawi,** Husband and Wife for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **3052 Bluffhollow Gap, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 117, ON THE FINAL PLAT, SECTION FOUR, DEER VALLEY, "CLUSTER LOT SUBDIVISION," A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20061012-0126729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. THIS CONVEYANCE IS SUBJECT TO DECLARATION

OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF DEER VALLEY, OF RECORD IN INSTRUMENT NO. 20021212-0153693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; EASEMENTS AND SETBACK LINE AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ABDULKARIM M. AQRAWI AND WIFE, SANA M. AQRAWI FROM S & Y CONSTRUCTION, INC., A TENNESSEE CORPORATION BY DEED DATED 03-OCT-2007 AND RECORDED ON 04-OCT-2007 IN INSTRUMENT NUMBER 20071004-0118395 IN THE COUNTY RECORDER'S OFFICE OF DAVIDSON COUNTY, TN.

Property Address is: 3052 Bluffhollow Gap, Antioch, TN 37013

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 9-21-, 2012:

Karim M Aqrawi
Abdulkarim M. Aqrawi, known now as Karim M. Aqrawi

Sana M Aqrawi
Sana M. Aqrawi

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on September 21 2012 by **Abdulkarim M. Aqrawi, known now as Karim M. Aqrawi,** and **Sana M. Aqrawi,** who are personally known to me or have produced DL of TN as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires
January 06, 2014

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21st day of September, 2012.

Affiant

Karim M Tejwani
Print Name

(Seal)

Notary Public

SABRINA JACAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

My Commission Expires
January 06, 2014

Sabrina Jacal Notary
Print Name

True Copy Certification

I, Cathy Manges, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, [Nicole M Yonlisky], a notary public for this county of Allegheny and state of Pennsylvania, [Cathy Manges] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 5.14.2014
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yonlisky, Notary Public
Chippewa Twp., Beaver County
My Commission Expires May 14, 2014
Member, Pennsylvania Association of Notaries