BILL GARRETT, Davidson County
Trans:T20130078331 DEEDQC
Recvd: 09/10/13 11:22 2 pgs
Fees:12.00 Taxes:0.00
20130910-0095475

Prepared by:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

Return to:
Mary Awad Fadlallah Agib
1808 Wild Oaks Ct.
Antioch, TN 37013

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:
Awad G. Fadlallah
Somia E. Fadlallah
1808 Wild Oaks Ct.
Antioch, TN 37013

Send Tax Bills To:
1808 Wild Oaks Ct.
Antioch, TN 37013

Map and Parcel:
163 07 0A 024.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Samuel Riyad, married, hereinafter referred to as the "GRANTOR" and Awad G. Fadlallah and Somia E. Fadlallah, husband and wife, and Mary Awad Fadlallah Agib, married, Dina Awad Fadlallah Saleh, married, and Youstina Awad Fadlallah, unmarried, joint tenants with rights of survivorship, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Samuel Riyad has this day quitclaimed unto Awad G. Fadlallah and Somia E. Fadlallah, husband and wife, and Mary Awad Fadlallah Agib, married, Dina Awad Fadlallah Saleh, married, and Youstina Awad Fadlallah, unmarried, joint tenants with rights of survivorship any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080312-0025065, as revised in Instrument No. 20080603-0056596, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pinnacle National Bank by deed appearing of record in Instrument No. 20100223-0013769, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Record Book 139, page 929, Record Book 158, page 921, Record Book 162, page 781, Record Book 162, page 785, Record Book 162, page 790, Record Book 162, page 799, Record Book 165, page 924, and Record Book 187, page 600, all of record in said Register's Office; to a Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument No. 20081203-0117279, of said Register's Office; to an Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090316-0023090, of said Register's Office; to an Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8757, page 832, and Book 6764, page 706, both of record in said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 20060809-0097641, of said Register's Office; to an Application for Greenbelt tax treatment of the subject property of record in Book 10715, page 499, of said Register's Office; to an Inspection and Maintenance Agreement in Instrument No. 20081120-0114320, and Instrument No. 20081120-0114360, both of record in said Register's Office; to a Declaration of Reciprocal Easement Agreement With Covenants and Restrictions in Instrument No. 20081203-0117279, of said Register's Office; to a Grant of Easement in Instrument No. 20081216-0120394, of said Register's

Office; to an Easements of record in Instrument No. 20081203-0112279, Book 8526, page 362, and Book 6803, page 705, all of record in said Register's Office; to a TVA easement of record in S-2, page 458, and C-3, page 625, both of record in said Register's Office; 13. Deed to the State of Tennessee of record in Book 10202, page 863, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

Being the same property conveyed to Samuel Riyad by deed from Pinnacle National Bank dated 5/18/2011 and filed of record in Instrument No. 20110519-0038281, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 3 day of September, 2013.

Samuel Riyad

Samuel Riyad

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Samuel Riyad with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN this 3 day of September 2013.

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Commission Expiration 1-26-16

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 3 day of Sept., 2013.

My commission expires:
1-26-16

Notary public

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY