Prepared by and
After Recording, Please Return To:
First Title LLC
120 Interstate North Pkwy
Suite 108
Atlanta, GA 30339

BILL GARRETT, Davidson County
Trans:T20160027588 DEEDQC
Recvd: 04/05/16 12:54 2 pgs
Fees:12.00 Taxes:0.00
20160405-0032559

New Owner:
Please send Tax Notice to:
2520 Lakevilla Dr
Nashville, TN 37217-3512

QUIT-CLAIM DEED

Maximum Principal indebtedness for Tennessee recording tax purposes is $0.00

STATE OF TENNESSEE
COUNTY OF Davidson

THIS INDENTURE, Made this 11th day of March, 2016, by and between Karam M. Makar and Sahra A. Tawadrous formerly known as Sahra A. Hamous, Husband and Wife, as party or parties of the first part, hereinafter called **GRANTOR,** whose address is 2520 Lakevilla Dr., Nashville, TN 37217, and, as Karam M. Makar and Sahra A. Tawadrous, Husband and Wife, as party or parties of the second part, hereinafter called **GRANTEE,** whose address is 2520 Lakevilla Dr., Nashville, TN 37217, (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party of the second part, heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to the following described property:

All that certain property situated in the County of DAVIDSON, and State of TENNESSEE, being described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, EDGE-0-LAKE SUBDIVISION, SECTION 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060912-0112736, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO CRJ PARTNERSHIP BY WARRANTY DEED FROM MURFREESBORO EDGE-0-LAKE, LLC, RECORDED ON THE 24TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070424-0048554, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE SHOWN IN PLAT OF RECORD IN INSTRUMENT NO. 20060912-0112736 AND THOSE IN PLAT BOOK 3700, PAGES 15 AND 16 AND THOSE IN PLAT BOOK 6250, PAGES 391 AND 392; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 3908, PAGE 181 AND INSTRUMENT NO. 20020404-0041470; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20060810-0098639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Being property known as 2520 Lakevilla Dr, Nashville, TN 37217-3512, according to the present system of numbering houses in Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED IN Warranty Deed from CRJ Partnership to Karam M. Makar And Sahra A. Hamous, Wife And Husband, dated 07/28/2009, recorded 08/05/2009, in 20090805-0073489 in the Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to set his hand the day and year above written.

Karam M. Makar

Karam M. Makar

Sahra A. Tawadrous

Sahra A. Tawadrous

fka Sahra A. Hamous

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Karam M. Makar and Sahra A. Tawadrous fka Sahra A. Hamous, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who acknowledge that they executed the within instrument as his/her/their own free act and deed and for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2016

Notary Public
My commission expires: 3.10.19

GIB VANDER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I/We hereby swear or affirm that the actual consideration for this transfer or 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.

Karam M. Makar

Karam M. Makar

Sahra A. Tewadrous

Sahra A. Tewadrous

Ika Sahra A. Hamous

Subscribed and sworn to before me on

This 11th day of March, 2016

GIP VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3.10.19