After Recording Return To:

American Premier

2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

Davidson County DEEDQC
Recvd: 05/23/16 08:39 4 pgs
Fees:22.00 Taxes:0.00
20160523-0050999

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
128-03-0B-019.00

AP15050642

QUIT CLAIM DEED

[this deed is being executed to remove co-owner from title]

~~New Owner~~ Property Being Conveyed
Fatima S. Mousa
Saleh Dyab Mohammad
672 Williamsport Court
Nashville, TN 37221

Send Tax Bills To:
~~New Owner~~
Fatima S. Mousa
672 Williamsport Ct.
Nashville, TN 37221

Mail Tax Statement To:
~~New Owner~~

THIS INDENTURE, made this 22nd day of April, 2016, between MONTASER ABDULLA, a married man joined by his spouse HAYA HIJAZ, residing at 215 Belvedere DR Gallatin TN 37066 collectively hereinafter referred to as "Party of the First Part" and FATIMA S. MOUSA and SALEH DYAB MOHAMMAD, wife and husband as tenants by the entirety, collectively hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NUMBER 19 ON THE PLAN OF WILLIAMSPORT SUBDIVISION, SECTION ONE, OF RECORD IN PLAT BOOK 7900, PAGES 628 AND 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO FATIMA MOUSA AND MONTASER ABDULLA, AS TENANTS IN COMMON FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BY DEED RECORDED 02/22/2011 AS INSTRUMENT NO. 20110222-0014426 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 672 Williamsport Court, Nashville, TN 37221
The legal description was obtained from a previously recorded instrument.

***(FOR INFORMATIONAL PURPOSES ONLY: Grantee herein Fatima S. Mousa is one in the same person as Fatima Mousa in prior vesting deed referenced hereinabove.)*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Montaser Abdulla. — Haya Hijaz

MONTASER ABDULLA — HAYA HIJAZ

COREY G. WHITAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires May 8, 2017

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 22 day of April, 2016, before me personally appeared MONTASER ABDULLA and HAYA HIJAZ to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: May 8, 2017 Corey G. Whitaker

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Montaser Abdulla.

MONTASER ABDULLA

COREY G. WHITAKER NOTARY PUBLIC STATE OF TENNESSEE COURT OF DAVIDSON

Subscribed and sworn to before me this 22 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: May 8, 2017 Corey G. Whitaker

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT "A"

THE FOLLOWING LAND IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NUMBER 19 ON THE PLAN OF WILLIAMSPORT SUBDIVISION, SECTION ONE, OF RECORD IN PLAT BOOK 7900, PAGES 628 AND 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Deed Type: Special Warranty Deed

Grantors: FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Grantees: FATIMA MOUSA AND MONTASER ABDULLA, AS TENANTS IN COMMON

Dated: December 15, 2010

Recorded Date: February 22, 2011

Consideration: $10.00

BOOK: 20110222-0014426
PAGE:

Parcel No.: 128-03-0B-019.00

True Copy Certification

I, Kevin Bui, 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

Kevin Bui

State of California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and state, Kevin Bui who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Patrice Jobin

My Commission Expires: 12-29-2016

Notary' Seal (if on paper)

PATRICE JOBIN
COMM. # 2002382
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Exp Dec. 29, 2016