BILL GARRETT, Davidson County
Trans:T20170001994 DEEDQC
Recvd: 01/09/17 12:03 2 pgs
Fees:12.00 Taxes:0.00
20170109-0002262

**THIS INSTRUMENT PREPARED BY:**
**Equitus Law Alliance, PLLC**
**709 Taylor Street**
**P.O. Box 280240**
**Nashville, TN 37228-0240**

FROM: Ann Hanan Hamada King ("GRANTOR")

TO: Omar Louis Hamada, Trustee of The King Qualified Personal Residence Trust Agreement ("GRANTEE")

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| **New Owners are as Follows:** | **Send Tax Bills to:** | **Map-Parcel Numbers:** |
|---|---|---|
| Omar Louis Hamada, Trustee<br>c/o Ann H. King<br>4546 Winfield Drive<br>Nashville, TN 37211 | NationStar Mortgage LLC,<br>8950 Cypress Waters Blvd.<br>Coppell, TX 75019 | Map: 172<br>Group: 14-O-B<br>Parcel 032.00-CO |

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## QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ann Hanan Hamada King (formerly Hanan Hamada) for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim her interest to Omar Louis Hamada, Trustee and his successors in trust, of The King Qualified Personal Residence Trust, his successors and assigns, her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 32, on the Plan of Winfield Park, Phase 1, Section 1, of record in Plat Book 9700, Page 768, revised in Instrument 20010313-0024108, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> BEING the same land conveyed to Hanan Hamada by deed from Charles C. Seller and wife, Teresa L. Sellers, by Warranty Deed of record in Instrument 20070306-0027500; said Register's Office.
>
> THIS conveyance is subject to Restrictive Covenants of record in Book 11113, Page 691; Instrument 20001211-0122000; Instrument 20020520-0061426; By-Laws Book 11113, Page 717, Register's Office for said County.
>
> THIS is improved property known as: 4546 Winfield Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said King Qualified Personal Residence Trust, its successors and assigns, forever, in fee simple, except for property taxes for 2016 which are assumed by the GRANTEE and all matters of record.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of January, 2017.

The King Qualified Personal Residence Trust

Ann Hanan Hamada King (formely Hanan Hamda), Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public of said State and County, Ann Hanan Hamada King, with whom I am personally acquainted, and who acknowledged that she is the Grantor, and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2017.

Notary Public

My commission expires: Sept 7, 2020

DESIREE J C GOFF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration of value for this transfer is $-0-. This Transfer is exempted from the Recordation Tax under T.C.A. § 67-4-409(a)(3)(F) as "a transfer by a transferor of real estate to a revocable living trust created by the same transferor.

Affiant

Subscribed and sworn to before me this 3rd day of January, 20

Notary Public

My Commission Expires: Sept 7, 2020

DESIREE J C GOFF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

*The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties, or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.*