Davidson County DEEDWARR
Recvd: 01/11/17 15:36 3 pgs
Fees:17.00 Taxes:0.00
20170111-0003395

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2017.

Notary Public

My commission expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, SUITE 111
NASHVILLE, TN 37220

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hanna Property, LLC	**New Owner(s)**	15001037600
1006 Saddle Wood Dr.		14903013500
Mount Juliet, TN 37122		14903008100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Saber Hanna, "** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Hanna Property, LLC,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

TRACT I (2737 Park Dale Drive): Land in Davidson County, Tennessee, being Lot 5 on the Plan of Park Dale Court, as recorded in Plat Book 5210, page 266, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description. Being the same property conveyed to Shawki Ghatas and Saber Hanna, as tenants in common, from The Bank of New York Mellon. f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR1, Mortgage Pass-Through Certificates, Series 2005-AR1, by Special Warranty Deed dated July 15, 2014, of record in Instrument No. 20140815-0074199, Register's Office for Davidson County, Tennessee. Saber Hanna and Shawki Ghatas conveyed their interest to Saber Hanna, by Quitclaim Deed dated June 16, 2016, of record in Instrument No. 20160620-0062191, said Register's Office.

TRACT II (2543 Willowbranch Drive): Land in Davidson County, Tennessee, being Lot Number 22 on the Plan of Addition to Edge-O-Lake Estates of record in Plat Book 6250, Page 391 and 392, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot; said description is incorporated herein by reference, the same as if it copies fully herein verbatim. Being the same property conveyed to Saber Hanna, from IB Property Holdings, LLC, by Special Warranty Deed dated December 23, 2010, of record in Instrument No. 20101229-0103559, Register's Office for Davidson County, Tennessee.

TRACT III (2474 Scott Valley Drive): Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 5 & 6, Edge-O-Lake Villa, as of record in Plat Book 6900, page 740, amending Plat Book 6050, page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Saber Hanna, a married man, from Wells Fargo Bank, NA, by Special Warranty Deed dated July 29, 2010, of record in Instrument No. 20100719-0056025, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 2737 Park Dale Drive, Nashville, TN 37217; 2543 Willowbranch Drive, Nashville, TN 37217; 2474 Scott Valley Drive, Nashville, TN 37217 .

WITNESS my/our hand(s) this 10th day of January, 2017.

Saber Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Saber Hanna,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2017.

Notary Public

My Commission Expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY