File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170012941 DEEDQC
Recvd: 02/13/17 10:49 2 pgs
Fees: 12.00 Taxes: 0.00

20170213-0014656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Michael Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of ~~December, 2016~~ Feb. 2017

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad H. Sayed	same	174 11 0A 449.00
(NAME)	(NAME)	
2581 Kanlow Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MOHAMMAD H. SAYED, a married man and MOHAMMAD A. SAYED, a married man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MOHAMMAD HASHIM. SAYED and wife, Shafiqa Sayed,
as joint tenants in common with rights of survivorship,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 282, on the plan of Cane Ridge Farms Subdivision, Phase 6, Section 2, as the same appears of record in Instrument No. 20060216-0018813, re-recorded in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Mohammad H. Sayed, married and Mohammad A. Sayed, married by deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated February 28, 2008, of record in Instrument Number, 20080307-0023099 Register's Office for said County.

Mohammad H. Sayed, married and Mohammad A. Sayed, married, are NOT one in the same person.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2581 Kanlow Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 28th day of December, 2016

Mohammad A. Sayed

MOHAMMAD H. SAYED

STATE OF Maine

COUNTY OF Cumberland

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Mohammad A. Sayed** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of December, 2016.

Commission expires: Nov 8th, 2023

Notary Public

LAUREN CRANE
Notary Public-Maine
My Commission Expires
November 08, 2023

STATE OF Maine

COUNTY OF Cumberland

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named MOHAMMAD H. SAYED the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of December, 2016.

Commission expires: Nov 8th, 2023

Notary Public

LAUREN CRANE
Notary Public-Maine
My Commission Expires
November 08, 2023

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____
RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027