Davidson County DEEDQC
Recvd: 02/24/17 14:33 4 pgs
Fees:22.00 Taxes:0.00
20170224-0018824

Commitment Number: OS3300-17000607

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Ann Hanan Hamada King, 4546 Winfield Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 172140B03200CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim deed for no consideration

Omar Louis Hamada, Trustee and his successors in trust, of the King Qualified Personal Residence Trust, hereinafter grantor, whose tax-mailing address is **4546 Winfield Drive, Nashville, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Ann Hanan Hamada King**, a married woman, hereinafter grantee, whose tax mailing address is **4546 Winfield Drive, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is 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.
APN: 172140B03200CO
Property Address is: 4546 Winfield Drive, Nashville, TN 37211

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at Instrument Number 20170109-0002262 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172140B03200CO

Executed by the undersigned on 2/11, 2017:

Omar Louis Hamada

Omar Louis Hamada, Trustee and his successors in trust, of the King Qualified Personal Residence Trust

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 11th of Feb, 2017 by **Omar Louis Hamada, Trustee and his successors in trust, of the King Qualified Personal Residence Trust** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for ~~the purposes~~ set forth in this instrument.

David Nimri
Notary Public



Valuation Affidavit

I hearby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Pat Nikithser

Subscribed and sworn to before me this 16TH day of FEBRUARY , 2017

Notary Public

Commission expires 06/18/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020