Davidson County DEEDQC
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20170306-0021843

Commitment Number: OS3300-17001678

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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:
Ellie Jo and **Faris Malki**, 454 Bowling Avenue Unit F1, Nashville, TN 37205-2524

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 104130D01100CO

QUITCLAIM DEED

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

Ellie Jo Loque NKA Ellie Jo Malki, married , hereinafter grantor, whose tax-mailing address is **454 Bowling Avenue Unit F1, Nashville, TN 37205-2524**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Ellie Jo Malki** and **Faris Malki**, wife and husband, hereinafter grantees, whose tax mailing address is **454 Bowling Avenue Unit F1, Nashville, TN 37205-2524**, 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 Unit No. F-1 on the Plan of Bellwood Terrace Condominiums of record in Plat Book 5200, Pages 568 thru 569, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Bellwood Terrace Homeowners Association, a horizontal property regime established by Master Deed of record in Book 6100, Page 177 and amended as Instrument No., 19991213-0302356 said Register's Office. Being the same property conveyed from Susan A. Tremblay, unmarried to Ellie Jo Loque, unmarried by deed dated March 16, 2004 and recorded March 17, 2004 in Instrument Number 20040317-0030609, of Official Records.

APN: 104130D01100CO
Property Address is: 454 Bowling Avenue Unit F1, Nashville, TN 37205-2524

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 Warranty Deed recorded at in the Register's Office of Davidson County, Tennessee.

Parcel ID: 104130D01100CO

Executed by the undersigned on FEB 27, 2017:

Ellie Jo Loque NKA Ellie Jo Malki

Ellie Jo Loque NKA Ellie Jo Malki

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me on Feb. 27, 2017 by **Ellie Jo Loque NKA Ellie Jo Malki** who is personally known to me or has produced Al. 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.

Betty J. Austin
Notary Public Betty J. Austin

MY COMMISION EXPIRES: 7/10/2019

BETTY J. AUSTIN NOTARY PUBLIC STATE AT LARGE ALABAMA

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 2ND day of MARCH , 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