Davidson County DEEDQC
Recvd: 08/04/17 15:20 7 pgs
Fees:37.00 Taxes:0.00
20170804-0080113

Commitment Number: 22389937

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Bihzhar Kokoy, 275 Wallace Road, Nashville, TN 37211

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147-04-0-063-00

QUITCLAIM DEED

Bihzhar Kokoy married to **Bayer Darweesh,** whose mailing address is **275 Wallace Road, Nashville, TN 37211,** and **Kanar Kokoy** married to **Tareq Alhurmany**, whose mailing address is **8501 Calistoga Way, Brentwood TN 37027**, Bihzar Kokoy and Kanar Kokoy being siblings, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Bihzhar Kokoy**, a married person, hereinafter grantee, whose tax mailing address is **275 Wallace Road, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 114 on the plan of Hilbrook Section III, as of record in Book 3300, page 84, Register's office for Davidson County, Tennessee and described as follows: Beginning on the south margin of Wallace Road, at the corner of Lots 114 and 115; thence east with the road, 63 feet to a monument; thence around a curve in the southeasterly 39.3 feet to a monument in the west margin of Faulkner; Derive; thence with said Drive, South 114.6 feet to the corner of Lots 113 and 114; thence West along the line of these lots 88 feet to the rear corner of Lots 114 and 115; thence north with

True Copy Certification

I, AMY COX, 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, [~~Name of~~ Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

Melanie Miler

My Commission Expires: 4-27-2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

the line of these lots 139.76 feet to the beginning. Being the same parcel conveyed to Bihzhar Kokoy and Kanar Kokoy from Mohammed A. Kokoy, by virtue of a deed dated 8/25/2010, recorded 8/30/2010, in deed as instrument no. 20100830-0068372 county of Davidson, state of Tennessee. Assessor's Parcel No: 147-04-0-063-00
Property Address is: 275 Wallace Road, Nashville, TN 37211

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Executed by the undersigned on July 28, 2017:

Bihzhar Kokoy
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 28, 2017 by **Bihzhar Kokoy** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Bayer Darweesh
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 28, 2017 by **Bayer Darweesh** who is personally known to me or has produced driver's 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.

Karen L. Campbell
Notary Public



Kanar Kokoy
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 28, 2017 by **Kanar Kokoy** who is personally known to me or has produced Driver's 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.

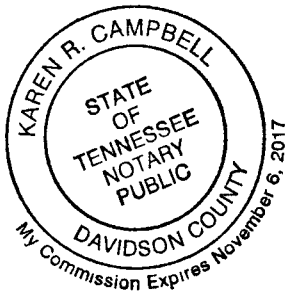
Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Tareq Alhurmany
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 28, 2017 by **Tareq Alhurmany** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public



State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of July, 2017.

Affiant

Bihzhar Kokoy
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017