QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 95008 DEEDQC
05/21/2018 02:40:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180521-0048577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adel Rashed and Vaman Mustafa	**Same**	**134-163.00**
(NAME)	(NAME)	
348 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NAZAR ZAWETI AND ADEL RASHED, AS TENANTS IN COMMON ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ADEL RASHED AND VAMAN MUSTAFA, AS TENANTS IN COMMON ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, HARDING PLACE PARK, RESUBDIVISION OF LOT 1 ON THE PLAN OF RESUBDIVISION OF LOT 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 289, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NAZAR ZAWETI AND ADEL RASHED, AS TENANTS IN COMMON, BY WARRANTY DEED FROM TONY NI, OF RECORD IN INSTRUMENT NUMBER 20140318-0022204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 were prorated at closing and assumed by the Grantee.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5.{103, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING PLACE PARK, RESUBDIVISION OF LOT 1 ON THE PLAN OF RESUBDIVISION OF LOT 2, as recorded in Plat Book 5210, Page(s) 289, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4304, Page 735 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Deed of Easement recorded in Book 4656, Page 168.
- Reciprocal Easement Agreements recorded in Book 6235, Page 282 and Book 5602, Page 636.
- Subject to any unrecorded Leases.
- Any and all existing easements and restrictions as shown of record not stated herein

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **348 Harding Place, Nashville, Tennessee 37211**

Witness our hands this the 5 day of May, 2018.

NAZAR ZAWETI

ADEL RASHED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NAZAR ZAWETI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2018.

Notary Public

My Commission Expires: 6/20/21

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADEL RASHED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2018.

Notary Public

My Commission Expires: 6/20/21

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021