Karen Johnson Davidson County
Batch# 185340 DEEDQC
01/17/2019 04:01:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190117-0005196

Quitclaim Deed

RECORDING REQUESTED BY Abader Almosawi
AND WHEN RECORDED MAIL TO:
Abbas Almosawi , Grantee(s)
625 Harding Pl
Nashville, TN 37211

Property: 88 Thompson Lane
Nashville TN 37211

Consideration: $ Ø
Property Transfer Tax: $ Ø
Assessor's Parcel No.: _____
PREPARED BY: Abader Almosawi certifies herein that he or she has prepared this Deed.

[signature] 1-17-19
Signature of Preparer Date of Preparation

Abader Almosawi
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Davidson , State of Tennessee by Grantor(s), Abader Almosawi , whose post office address is 625 Harding Pl Nashville TN 37211 , to Grantee(s), Abbas Almosawi , whose post office address is 625 Harding Pl Nashville, TN 37211 ,

WITNESSETH, that the said Grantor(s), Abader Almosawi , for good consideration and for the sum of _____ ($ Ø) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

Abader Almosawi
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Elizabeth Burns
Signature of Second Witness to Grantor(s)

Tray King
Print Name of First Witness to Grantor(s)

Elizabeth Burns
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Abbas Almosawi
Signature of Grantee

Signature of Second Grantee (if applicable)

Abbas Almosawi
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Elizabeth Burns
Signature of Second Witness to Grantee(s)

Tray King
Print Name of First Witness to Grantee(s)

Elizabeth Burns
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 01-17-2019, before me, Karina H. Peña, a notary public in and for said state, personally appeared, Abader Almosawi and Abbas Almosawi

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Karina H Peña

Signature of Notary My Commission Expires 03/10/2019

Affiant Known _____ Produced ID ✓

Type of ID TN DL 107589791
TN DL 083762401

KARINA H. PEÑA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Exhibit A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/13 14:54 2 pgs
Fees:13.00 Taxes:277.50
20130604-0056542

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$75,000.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2013.

Notary Public
My Commission expires: 7/9/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Abader Almosawi	SAME	119-10-0-092.00
625 Harding Place		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Jordan, FLP, as Trustee of the 88 Thompson Lane Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Abader Almosawi**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 73 and the westerly 10 feet of Lot No. 72 on the plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 73 and the westerly part of Lot No. 72 front together 85 feet on the northerly margin of Thompson Lane and extend back 165 feet, more or less, on the easterly line and 228 feet on the westerly line to a broken line in the rear, measuring 120.50 feet thereon.

Being the same property conveyed to First Jordan, FLP, as Trustee of the 88 Thompson Lane Trust by deed from Sarah Anderson, unmarried, on May 16, 2013, of record in Instrument Number 20130516-0049644, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 89, Register's Office Davidson County, Tennessee.

This is improved property known as: **88 Thompson Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 31, 2013.

First Jordan, FLP

By Dan Lain