THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 190562 **DEEDQC**
02/01/2019 08:18:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190201-0009583

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E).

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amer A. Nuaimi 3409 Cainbrook Crossing Antioch, TN 37013	Same as Owner	164-13-B-7.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Hameedah Alward**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Amer A. Nuaimi**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Section Six, Asheford Crossing, of record at Instrument No. 20001010-0100374, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amer A. Nuaimi and Hameedah Alward, husband and wife, by Warranty Deed from Walter Leon Joslin, Jr. and Gara Carlnesa Harris Joslin, filed on 10/24/2018, at Instrument No. 20181024-0105428, Davidson County Register of Deeds.

This is property commonly known as 3409 Cainbrook Crossing, Antioch, TN 37013.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this ~~15th~~ 15th H.A day of January, **2019**:

Hameedah Alward

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 15th day of January, **2019**:

Notary Public

My Commission Expires: 4/13/22

