Karen Johnson Davidson County
Batch# 197522 DEEDQC
02/21/2019 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190221-0015894

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/27
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ATTORNEY STEVEN P. DISSER SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Burton	Same	114 14 0A 075.00
217 Deer Point Circle		
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Samer Hafez, unmarried,** ("Grantor") by these presents do hereby quitclaim and convey unto **Jennifer Burton f/k/a Jennifer Burton Hafez, unmarried,** ("Grantee") her heirs and assigns, all my right, title, and interest, including my marital interest, if any, in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 75 on the Final Plat, Section I, Woodland Forest, A Planned Unit Development, of record in Book 6900, pages 534-536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Ismail Mohammed by deed from Faisal J. Al-Sarraf and Jassem E. Al-Sarraf of record in Book 11076, page 559, Register's Office for Davidson County, Tennessee. Further,

being the same property conveyed to Samer Hafez and wife, Jennifer Burton Hafez, by Warranty Deed from Ismail Mohammed, of record in Instrument No. 20030602-0074677, said Register's Office. The said Samer Hafez and Jennifer Burton Hafez having since divorced and by Final Decree of Divorce, Case No. 16D2028 in the Fourth Circuit Court for Davidson County, Tennessee, the Court accepted and approved the Marital Dissolution Agreement by which Samer Hafez was to relinquish any interest in the subject property to Jennifer Burton Hafez a/k/a Jennifer Burton.

Being improved property known as 217 Deer Point Circle, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT OF RECORD IN SAID REGISTER'S OFFICE. FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY, AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

IN WITNESS WHEREOF, I have hereunto set my hand this the 29th day of January, 2019.

SAMER HAFEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SAMER HAFEZ,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that HE executed this instrument for the purposes set forth herein.

Witness my hand and official seal at Madison, Tennessee this the 29th day of January, 2019.

My commission expires: 11/8/22

Notary Public

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

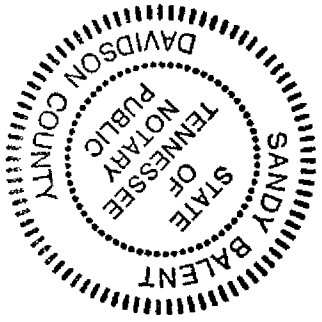
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).