Karen Johnson Davidson County
Batch# 211266 DEEDWARRSP
03/28/2019 02:25:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190328-0028183

Commitment Number: 18349892

After Recording, Please Return To:
Boston National Title Agency, LLC
400 Rouser Road, Bldg.2 -Suite 602
Coraopolis, 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:
IMAD HAJI and **AYDA DOSKI**, 5724 Murphywood, Xing Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID: #164 13 0 160.00

SPECIAL WARRANTY DEED

Imad Haji Doski and **Ayda J. Doski**, hereinafter grantors, whose tax-mailing address is **5724 Murphywood Xing, Antioch, TN 37013**, for $ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to **IMAD HAJI AND AYDA DOSKI, AS TRUSTEES OF 5724 MURPHYWOOD XING INTERVIVOS REVOCABLE TRUST DATED 01/14/2019 FOR THE BENEFIT OF IMAD HAJI AND AYDA DOSKI**, hereinafter grantees, whose tax mailing address is **5724 Murphywood Xing, Antioch, TN 37013**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Asheford Crossing, Section Three, of record in Book 9700, Page 545, Register's Office for said County.
Property Address is: 5724 Murphywood Xing, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Document No. 20090630-0060851in the Register's Office of Davidson County,

Tennessee.

Parcel ID: Tax ID: #164 13 0 160.00

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Feb 26, 2019:

Imad Haji ~~Doski~~

Ayda J. Doski

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 26, 2019 by **Imad Haji Doski** and **Ayda J. Doski** who are personally known to me or have produced TN D.L. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXP DATE 02/09/2020

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of IN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,000.

Subscribed and sworn to before me

This 26th day of Feb, 2019.

Affiant

Imad Haiji
Print Name

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires:
2/9/2020

Carol B Christian
Print Name

(To be completed by the Grantee)

STATE OF TENNESEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Affiant Jennifer Swisher

STATE OF Pennsylvania
COUNTY OF Alllegheny

The foregoing instrument was acknowledged before me on MARCH 8, 2019 by **Jennifer W. Swisher** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Diana Lynn Casella, Notary Public
Moon Twp., Allegheny County
My Commission Expires July 20, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Diana Lynn Casella
Notary Public

True Copy Certification

I, Cheryl L. Bailey, 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 Virginia

County of Henrico

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.

Notary's Signature

My Commission Expires: 9/30/2019

Notary Seal (if on paper)

DEBORAH M. BALDWIN
NOTARY PUBLIC
MY COMMISSION NUMBER 273779
COMMONWEALTH OF VIRGINIA