BOX 10-B

Karen Johnson Davidson County
Batch# 317509 DEEDQC
11/19/2019 03:03:05 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191119-0119488

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF NOVEMBER, 2019.

_____
Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALI ALKOKA	**SAME**	**Tract I: 052-16-0A-068.00-CO** **Tract II: 052-01-0A-101.00-CO** **Tract III: 043-02-0A-127.00-CO**
(NAME) **127 CEDARWOOD LANE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DEAN KOUKA, MARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **ALI ALKOKA, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A" for the legal descriptions for said properties.

****This is the same legal description as the prior deed.****

****This is not the Principal Residence of the Grantor.****

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as

1301 NEELYS BEND H-68, MADISON, TN 37115
101 COVENTRY WOODS DRIVE, MADISON,TN 37115
127 CEDARWOOD LANE, MADISON, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 18th day of November, 2019.

DEAN KOUKA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dean Kouka**, the 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 at office this 18th day of November, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

EXHIBIT "A"

Tract I: 052-16-0A-068.00-CO

Land in Davidson County, Tennessee, Being Apartment Unit No. H-68, of Neely's Bend Condominium created under Title 64, Section 2701 Et Seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements, appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete and accurate description of such unit.

Being the same property conveyed to Dean Kouka, unmarried, by deed dated October 28, 2011 from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C. of record as Instrument No. 20111101-0084945, Register's Office for Davidson County, Tennessee. Being further conveyed to Ali Alkoka from Dean Kouka, unmarried, by Quitclaim Deed dated December 30, 2013, of record in Instrument No. 20131231-0131105, said Register's Office. Further being part of the same property conveyed to Innovative Residential Services LLC, by Quitclaim Deed of record in Instrument No. 20170511-0047006, said Register's Office. Being further conveyed to Ali Alkoka and Dean Kouka, as tenants in common with right of survivorship, from Innovative Residential Services LLC by Quitclaim Deed dated December 28, 2017, of record in Instrument No. 20171228-0131987, said Register's Office.

This property is more commonly known as: 1301 Neelys Bend H-68, Madison, TN 37115

Tract II: 052-01-0A-101.00-CO

Land in Davidson County, Tennessee, being Unit No. 101 on the Plan of Section One-Revised, Coventry Woods, as of record Book 6250 at page 567, Register's Office for Davidson County, Tennessee, and as shown on the site plan of Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of Coventry Woods, Phase 1, of record in Book 6966, Page 370, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dean Kouka, unmarried, by deed dated October 12, 2011 from Ali Alkoka of record as Instrument No. 20111013-0079755, Register's Office for Davidson County, Tennessee. Being further conveyed to Ali Alkoka from Dean Kouka, unmarried, by Quitclaim Deed dated December 30, 2013, of record in Instrument No. 20131231-0131106, said Register's Office. Further being part of the same property conveyed to Innovative Residential Services LLC, by Quitclaim Deed of record in Instrument No. 20170511-0047006, said Register's Office. Being further conveyed to Ali Alkoka and Dean Kouka, as tenants in common with right of survivorship, from Innovative Residential Services LLC by Quitclaim Deed dated December 28, 2017, of record in Instrument No. 20171228-0131987, said Register's Office.

This property is more commonly known as: 101 Coventry Woods Drive, Madison, TN 37115

Tract III: 043-02-0A-127.00-CO

Land in Davidson County, Tennessee, being all of Lot No. 127, Building G, on the plan of Cedarwood Courtyard Homes, Phase Two of record in Plat Book 5200, Page 60 and as clarified in Book 5497, page 800, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dean Kouka by deed from Tracy Woodward and Thane Myers and Leanna Radney and Diane White of record as Instrument No. 20111123-0091739, Register's Office for Davidson County, Tennessee. Being further conveyed to Ali Alkoka from Dean Kouka, unmarried, by Quitclaim Deed dated December 30, 2013, of record in Instrument No. 20131231-0131107, said Register's Office. Further being part of the same property conveyed to Innovative Residential Services LLC, by Quitclaim Deed of record in Instrument No. 20170511-0047006, said Register's Office. Being further conveyed to Ali Alkoka and Dean Kouka, as tenants in common with right of survivorship, from Innovative Residential Services LLC by Quitclaim Deed dated December 28, 2017, of record in Instrument No. 20171228-0131987, said Register's Office.

This property is more commonly known as: 127 Cedarwood Lane, Madison, TN 37115