Karen Johnson Davidson County
Batch# 319101 DEEDQC
11/25/2019 02:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191125-0121697

Commitment Number: 25969466

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
Najibe Shaban and **Jafar Sherif**, 265 Richbriar Rd., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148 01 0 137.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Jafar Barwari, N/K/A Jafar Sherif and **Najibe Shaban, husband and wife**, whose mailing address is **265 Richbriar Rd., Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Najibe Shaban** and **Jafar Sherif, wife and husband**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **265 Richbriar Rd., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee described as follows, to wit: Being Lot No. 261 on the plan of Hillbrook, Section V, as record in Book 3700, Page 73, Registers Office for Davidson County, Tennessee. Said Lot No. 261 fronts 73 feet on the southerly side of Richbriar Road and extends back 155.9 feet on the easterly line and 150.2 feet on the westerly line, to a dead line and measures 86.30 feet.

Being the same parcel conveyed to Jafar Barwari and Najibe Shaban from Harold A. Mann, Jr. and Mary A. Mann, by virtue of a deed dated 2/21/2006, recorded 2/27/2006, as instrument no. 20060227-0022543 County of Davidson , State of Tennessee .

Assessor's Parcel No: 148 01 0 137.00

Property Address is: 265 Richbriar Rd., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20060227-0022543 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148 01 0 137.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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.

Executed by the undersigned on November 12, 2019:

Jafar Barwari N/K/A Jafar Sherif
Jafar Barwari, N/K/A Jafar Sherif

Najibe Shaban
Najibe Shaban

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 12, 2019 by **Jafar Barwari, N/K/A Jafar Sherif** and **Najibe Shaban** who are personally known to me or have produced Driver's Licenses 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.

Denise Clark
Notary Public

DENISE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
NOVEMBER 20, 2022

State of Tennessee
County of ~~Rutherford~~ Davidson DC

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 12th day of November, 2019.

Affiant

DENISE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
NOVEMBER 20, 2022

NAJIBE SHABAN
Print Name

(Seal)

Notary Public

My commission expires:

11/20/2022

Denise Clark
Print Name

True Copy Cerification

I, Amy Cox, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, 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: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries