THIS INSTRUMENT PREPARED BY:
Robert Lee / Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
NIVAN KHALIFA
7520 STECOAH Street
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 338476 DEEDQC
01/03/2020 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200103-0000894

QUITCLAIM DEED

THIS INDENTURE, Made this 27 day of Dec, 20 19, by and between Nivan Khalifa and Amin Amin of the County of DAVIDSON, State of Tennessee, party/parties of the first part, Nivan Khalifa and Hawin Omer, husband and wife of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **7520 STECOAH STREET, BRENTWOOD TN,** 37027).

BEING the same premises which Joshua John Yarbrough and Dawn Sams, husband and wife in deed dated 7/30/2018 and recorded 8/23/2018 in the DAVIDSON County Recorder's Office in Deed Instr# 20180823-0083765, granted and conveyed to Nivan Khalifa and Amin Amin.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

NIVAN KHALIFA

AMIN AMIN

State of TN

County of Davidson (SS)

On this 27 day of Dec in the year 2019, before me, the undersigned notary public, personally appeared Nivan Khalifa Amin Amin

, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

11/03/20

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant

Subscribed and sworn to before me this 27 day of Dec, 20 19

Notary Public

My Commission Expires: 11/03/20

File No: 1184287

TAXPAYER/OWNER: NIVAN KHALIFA
ADDRESS: 7520 STECOAH STREET, BRENTWOOD TN, 37027

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Revision One, Section Two of Phase One, Addition to Indian Creek Estates of record in Plat at Instrument No. 20070720-0086734, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Joshua John Yarbrough and Dawn Sams to Nivan Khalifa and Amin Amin as set forth in Deed Instrument #201808230083765 dated 07/30/2018, recorded 08/23/2018, WILLIAMSON County, TENNESSEE.

181030A290.00

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla

SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Steve Bieranowski, the undersigned officer, personally

Appeared SUZANNE RAFLA, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that SHE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Printed Name:
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
STEVE BIERANOWSKI - Notary Public
Allegheny County
My Commission Expires Mar 9, 2020
Commission Number 1296404