Karen Johnson Davidson County
Batch# 345506 DEEDQC
01/21/2020 09:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200121-0006917

Commitment Number: 26224997
Seller's Loan Number: 2201013386

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:
Ali Jusani, Alaa Jusani and **Ali Al Kanani**, 4000 BARNES COVE DR., ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173-09-0B-001.00-C

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.

Ali Jusani, single, and **Alaa Jusani, married**, (siblings), whose mailing address is **4000 BARNES COVE DR., ANTIOCH, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ali Jusani, single**, and **Alaa Jusani** and **Ali Al Kanani, a married couple**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **4000 BARNES COVE DR., ANTIOCH, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City Antioch County of Davidson State of Tennessee: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Barnes Cove, RS1O Cluster Lot Subdivision of record in Plat at Instrument No. 20040409-0043258, 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 conveyed to Robert Clutsam and Kimberly Clutsam, husband and wife by Warranty deed from Capitol Homes Inc, a Tennessee Corporation of record in Instrument No. 20051007-0121575 Register's Office for

Davidson County, Tennessee, dated September 30, 2005 and recorded on October 07, 2005. Being the same parcel conveyed to Ali Jusani and Alaa Jusani from Ali Jusani and Alaa Jusani, by virtue of a deed dated 08/17/2017, recorded 08/23/2017, in deed book , page , as instrument no. 20170823-0086741 county of Davidson, state of TN. Assessor's Parcel No: 173-09-0B-001.00-C
Property Address is: 4000 BARNES COVE DR., ANTIOCH, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170823-0086741 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173-09-0B-001.00-C

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 1-6, 2020:

Ali Jusani

Alaa Jusani

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 6, 2020 by **Ali Jusani** and **Alaa Jusani**who are personally known to me or have produced driver's license 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.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Karen R. Campbell
Notary Public

State of TN
County of Davidson

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 6th day of Jan, 2020.

Affiant

Alaa Jusani
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Cerification

I, Jeanette Harper, 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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

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

state, Jeanette Harper, 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