Karen Johnson Davidson County
Batch# 350690 DEEDQC
01/30/2020 01:36:39 PM 2 pgs
Fees: $13.00 Taxes: $1,295.74
20200130-0011243

FROM: MARWAN S. ALNEMRY

TO: NADER S. AL NIMRI

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Nader S. Al Nimri
2640 Lakeside Meadows Drive
Mount Juliet, TN 37122

New Owner- Same

Map 110-03-0A
Parcel 049.00

This instrument prepared by:

Larry D. Craig,
Attorney at Law
P. O. Box 774
Kingston Springs, TN 37082

Upon information furnished by the parties and without benefit of formal title examination or title insurance, no formal closing thereupon and without benefit of new survey; and no tax advice given.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transaction is $350,200.00.

Nader S Al, Affiant
Sworn to and subscribed before me this 28th day of January, 2020.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7-09-2023

I, Marwan S. Alnemry, married, hereafter the Grantor, do hereby quitclaim **all of my interest unto Nader S. Al Nimri, unmarried,** hereafter the Grantee, as to the following tract or parcel of land situated in Davidson County, Tennessee , being more fully described as follows, to wit:

LAND in Davidson County, TN, BEING Lot No. 49, on the plan of Phase 2, Lakeside Meadows, of record in Instrument No. 20080512-0048984, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Marwan S. Alnemry, unmarried, by deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20100901-0069511.

The said Marwan S. Alnemry having since married and his wife, Rawan Ibrahim Alnemri, joins in this instrument to convey any and all marital interest or otherwise she might possess in and to the aforedescribed tract of land.

This is not the principal place of residence of the Grantor.

This is the same legal description as set forth on the prior deed of record.

2020 Metropolitan Government taxes are assumed by the Grantee who is responsible for full payment thereof when those taxes become due and payable. Grantee is responsible for all subsequent years real property taxes. Grantee shall be responsible for all future HOA dues, and assessments, if any.

Subject to any and all easements, covenants, conditions and restrictions, and all matters set for forth on the plan of record; and all other applicable matters of record in the Register's Office for Davidson County, TN.

This is improved residential property known as: 2640 Lakeside Meadows Drive, Mount Juliet, Tennessee 37122.

Witness our hands on this the 28th day of January, 2020.

MARWAN S. ALNEMRY

RAWAN IBRAHIM ALNEMRI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named Marwan S. Alnemry and wife, Rawan Ibrahim Alnemri, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2020.

NOTARY PUBLIC

My commission expires: 7-09-2023

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.