AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
100 GSK Drive Ste 210
Coraopolis, PA 15108
File No. 1280076899

Karen Johnson Davidson County
Batch# 352901 DEEDQC
02/04/2020 10:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200204-0012705

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 164 16 0A 079.00CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 27TH day of JANUARY, 20 20, by and between **IBRAHIM A. WAHBA AND MARIAM G. NAKHLA, WHO ERRONEOUSLY ACQUIRED TITLE AS MARIM G. NAKHLA, HUSBAND AND WIFE**, a mailing address of 740 POST OAK DRIVE, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and **IBRAHIM A. WAHBA AND MARIAM G. NAKHLA, HUSBAND AND WIFE**, a mailing address of 740 POST OAK DRIVE, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 740 POST OAK DRIVE, ANTIOCH, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) from Jennifer Smith, now known as Jennifer Herlein in a prior Deed recorded under Instrument Number 20100602-0042548, recorded on 06/02/2010 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ibrahim
IBRAHIM A. WAHBA

Marim Nakhla who erroneously acquired title as Marim G. Nakhla
MARIAM G. NAKHLA, WHO ERRONEOUSLY ACQUIRED TITLE AS MARIM G. NAKHLA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **IBRAHIM A. WAHBA AND MARIAM G. NAKHLA, WHO ERRONEOUSLY ACQUIRED TITLE AS MARIM G. NAKHLA**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 27TH day of JANUARY, 2020.

Notary Public
My Commission expires: JANUARY 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Ibrahim
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 27TH day of JANUARY, 2020.

Notary Public
My Commission Expires: JANUARY 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Name and address for person(s) responsible for taxes:

IBRAHIM A. WAHBA and MARIAM G. NAKHLA
740 POST OAK DRIVE
ANTIOCH, TN 37013

Name and address of property owner:

IBRAHIM A. WAHBA and MARIAM G. NAKHLA
740 POST OAK DRIVE
ANTIOCH, TN 37013

EXHIBIT A

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE STATE:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 137 ON THE PLAN OF RECORD OF MEADOW WOODS, SECTION 3, AS OF RECORD IN INSTRUMENT NO. 200009210094039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.
BEING THE SAME PROPERTY CONVEYED TO JENNIFER SMITH BY QUIT CLAIM DEED FROM PHILLIP SMITH, DATED SEPT. 20, 2009, OF RECORD IN INSTRUMENT NO. 201006020042547, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JENNIFER SMITH HAVING SINCE MARRIED.

IAN HERLEIN, SPOUSE OF JENNIFER HERLEIN, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER MARITAL INTEREST TO SAID PROPERTY.

Property Address: 740 Post Oak Drive, Antioch, TN 37013

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AMERICAN LAND TITLE ASSOCIATION

True Copy Certification

I, Devon Campbell, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Devon Campbell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Kathleen S. Kuhn, a notary public for this county and state, Devon Campbell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kathleen S. Kuhn
Notary's Signature

My Commission Expires: 11-10-20
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen S. Kuhn, Notary Public
Whitehall Boro, Allegheny County
My Commission Expires Nov. 10, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES