This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 386382 DEEDQC
04/15/2020 04:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200415-0039660

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Emad Kamal Saad** ("Grantor"), a **married man**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Emad Kamal Saad and Viola Kozman, husband and wife,** (Grantee), all of **his** rights, title, and interests in the following described real property, to wit:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey dated September, 1976, by Clyde D. Anderson, Tennessee Registered Surveyor No. 33, as follows:

BEGINNING at an iron pin on the westerly margin of Clarksville Highway (Tennessee Highway No. 112) at the northeasterly corner of the property conveyed to W. R. Binkley et ux, by deed from C. H. Parker, et al, of record in Book 2692, page 141, Register's Office for said County; thence, with northerly and easterly property lines of Binkley, N 88 deg. 00' W 655.0 feet, N 19 deg. 25' W 498.46 feet to a point at or near the southeasterly bank of an unnamed stream; thence, with a line generally following the southeasterly and easterly banks of said stream, N 64 deg. 02' E 118.49 feet, N 34 deg. 13' E 131.61 feet, N 4 deg. 17' W 85.5 feet to a point in the southwesterly line of the remaining property originally conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker. et vir, of record in Book 3220, page 93, said Register's Office; thence, with Jakes' southwesterly property line S 60 deg. 37' E 871.65 feet to an iron pin on a box culvert on the westerly margins of the Clarksville Highway; thence, with said margin of Clarksville Highway S 20 deg. 00' W 331.54 feet to the point of beginning.

Being all or part of the same property conveyed to Grantor herein by Warranty Deeds of record at Instrument No. 20200413-0038474 **and Instrument No.** 20200413-0038476 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 8th day of **April, 2020.**

SAAD

Emad Kamal Saad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Emad Kamal Saad,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of **April, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Viola Kozman
AFFIANT

SUBSCRIBED AND SWORN before me this the 8th day of **April, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**6057 Clarksville Pike, Joelton, TN 37080**
TAX PARCEL NO.:	**02100030300**
PROPERTY OWNER:	**Emad Kamal Saad and Viola Kozman**
OWNER'S ADDRESS:	4702 Venito St. Mt Juliet TN 37122
MAIL TAX BILLS TO:	**owner at owner's address**

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21