QUITCLAIM DEED

Return To

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

KNOWN ALL MEN BY THESE PRESENTS, that, **YOUNAN MAKRAMALLA, A SINGLE MAN,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **YOUNAN MAKRAMALLA AND MOUSSA ABDELSHAHID,** all their right, title, and interest including, but not limited to their marital interest in and to the following described real estate, located in **DAVIDSON,** Tennessee, described as follows:

Being all of Lot No. 74, on the plan of Final Plat Hamilton Run Subdivision, Phase 2, A Cluster Lot Subdivision, according to plat and survey appearing of record in Plat of record in Instrument Number 20190521-0047861 , of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Younan Makramalla, a single man, by deed from, Ole South Properties, Inc., A Tennessee Corporation, dated May 22, 2020, appearing of record in Instrument Number 202001612-0016049S, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20190107-0001448; Easement for Sanitary Sewers and/or Storm Drainage , Water Main, Pumps, and Appurtenances contained in instrument of record Instrument Number 20160802-0079381, Instrument Number 20180302-0020008 and in Instrument Number 20180312-0023073;Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20160413-0035292; Grant of Transmission Line Easement to the United States of America of record in Book 2336, page 541, and in Book 4441, page 754; Right of Way Easement granted in Davidson County , Tennessee of record in Book 2544, page 448; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record Instrument Number 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument Number 20190521-0047861; all of said Register's Office..

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is he same as that contained in the previous deed of record.

IN TESTIMONY WHEREOF his/her has (we) hereunto set his/her hand(s) and seal(s) this 22nd day of May, 2020.

Younan Makramalla
YOUNAN MAKRAMALLA

Karen Johnson Davidson County
Batch# 450998 **DEEDQC**
08/05/2020 12:40:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200805-0086952

STATE OF Tennessee
COUNTY OF Rutherford

On the 22nd day of May, 2020, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **YOUNAN MAKRAMALLA,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 22nd day of May, 2020.

My Commission Expires: 8.14.20

Notary Public

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
8-2020

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 22nd day of May, 2020.

My Commission Expires: 8.16.20

Notary Public

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

This information was provided solely by the parties
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 15, Murfreesboro, TN 37129

Map/Parcel: 164 4 C/76CO

Name and Address of New Owner/Send Tax Bills To:

YOUNAN MAKRAMALLA
MOUSSA ABDELSHAHID
1573 HAMILTON CROSS DRIVE
ANTIOCH, TN 37013