PROPERTY TAX INFORMATION:

OWNER: Khalid Shaban
Saleema Shaban
2209 Oakleigh Dr.
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 460370 DEEDQC
08/19/2020 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200819-0093703

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED BY PREPARER. NO TAX ADVICE WAS SOUGHTBY OF GIVEN BY PREPARER TO THE PARTIES.

SEND TAX BILLS TO: Same

Map/Parcel: 093-13-OC-300.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, I, the undersigned **SAJED JASSIM MS AL-AGHAKHANI,** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **KHALID SHABAN and wife, SALEEMA SHABAN,** their heirs and assigns, forever, that certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1514 of Icon in the Gulch Tower Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Icon in the Gulch Tower Condominium of record in Instrument Number 20080423-0041667 and Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument Number 20080423-0041665, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Sajed Jassim MS Al-Aghakhani by Warranty deed from Kris Pina and spouse, Adrian Pina of record in Instrument No. 20151230-0131160 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on December 30, 2015.

This conveyance is subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

WITNESS MY HAND this 31st day July, 2020.

Adil Shaban as ~~Attorney in Fact~~ for
Sajed Jassim MS Al-Aghakhani

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, Jack Evans Gritton, II, a Notary Public in and for said county and state, the within named Adil Shaban, with whom I am personally acquainted, and who acknowledged that he executed the foregoing (Quit Claim Deed) instrument for the purposes therein contained; and the said Adil Shaban, to me known to be the person who executed the foregoing (Warranty Deed) instrument on behalf of Sajed Jassim MS Al-Aghakhani, acknowledged that he executed the same as the free act and deed of said Adil Shaban and for the purposes therein contained by virtue of a power of attorney duly executed by the said Adil Shaban and appearing of record in Instrument# 201512300131156, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 8/16/20

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, is $0.00.

Adil Shaban
AFFIANT

Sworn to and subscribed before me,
on this 31st day July, 2020.

NOTARY PUBLIC

My Commission Expires: 8/16/20

True Copy Certification

I, Jack E. Gritton II, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L BROWN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary's Signature

My Commission Expires: 3-5-23