QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Karen Johnson Davidson County
Batch# 502376 DEEDQC
10/28/2020 10:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201028-0124835

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of October, 2020.

Notary Public

Commission Expires _____

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Nihad Airubaye & Intisar Al Khafaji 1609 Highwater Drive Antioch, TN 37013	Same as Owner	164-7-A-143-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **NIHAD AIRUBAYE and INTISAR AL KHAFAJI, husband and wife** (hereinafter called the "Grantor"), in order to dissolve a tenancy by the entireties and create a tenancy in common between us, by these presents do hereby grant, quitclaim and convey all of Grantor's right, title and interest unto **NIHAD AIRUBAYE, a thirty percent (30%) undivided interest, and INTISAR AL KHAFAJI, a seventy percent (70%) undivided interest, as tenants in common,** (hereinafter called the "Grantee), and Grantee's heirs, successors and assigns, in and to that certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 156, Section Two, Harvest Grove (formerly "Tillman Property"), RS-10 Subdivision – Cluster Lot Option, of record in Plat Instrument 201405290048065, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grantor herein by Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, recorded in Instrument No. 20150309-0020047, Register's Office for Davidson County, Tennessee.

This is improved property known as 1609 Highwater Drive, Antioch, TN 37013.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, we have hereunto set our hands this 23 day of October, 2020.

NIHAD AIRUBAYE, Grantor

INTISAR AL KHAFAJI, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named **NIHAD AIRUBAYE and INTISAR AL KHAFAJI**, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 23 day of October, 2020.

Commission Expires: _____

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

_____
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

_____
Notary Signature