Karen Johnson Davidson County
Batch# 515457 DEEDQC
11/12/2020 02:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201112-0133588

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

# 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, **Monir Nakhnoukh, married** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Hany Youssef Qulada and Rasha Soureal, husband and wife,** (Grantee), husband and wife all of his/her/their/its rights, title, and interests in the following described real property, to wit:

**Land in Davidson County, Tennessee, being Lot No. 103 on the Final Plat of Keeneland Downs, Phase 2 of record in Plat at Instrument No. 20180525-0050194, Surveyor's Certificate of Correction in Instrument No. 20180605-0053852 and Certificate and Affidavit of Correction to Plat recorded in Instrument No. 20180911-0089784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Hany Youssef Qulada and Rasha Soureal, husband and wife, as to an undivided 67% interest (the "Entireties Interest") and Monir Nakhnoukh, married, as to an undivided 33% interest (the "Individual Interest"), the Entireties Interest and the Individual Interest, as they relate to each other, being held as tenants in common by Special Warranty deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20190726-0073787 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 26, 2019.**

**This property is not the marital residence of Monir Nakhnoukh.**

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

IN TESTIMONY WHEREOF I/we have executed this instrument the 5th day of **November, 2020.**

Monir Nakhnoukh
**Monir Nakhnoukh**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

WITNESS my hand and official seal at office this **5th** day of **November, 2020.**

Emily D Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

**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.**

Hany Youssef Qulada
AFFIANT

SUBSCRIBED AND SWORN before me this the 5th day of **November, 2020.**

Emily D Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

| | |
|---|---|
| PROPERTY ADDRESS: | **5008 Arrogate Dr**<br>**Antioch, TN 37013** |
| TAX PARCEL NO.: | **154140D10300CO** |
| PROPERTY OWNER:<br>OWNER'S ADDRESS: | **Hany Youssef Qulada and Rasha Soureal,**<br>**5008 Arrogate Drive**<br>**Antioch, TN 37013** |
| MAIL TAX BILLS TO: | **Hany Yossef Qulada**<br>**5008 Arrogate Drive**<br>**Antioch, TN 37013** |

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY