Karen Johnson Davidson County
Batch# 532970 DEEDQC
12/14/2020 01:02:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201214-0146925

PREPARED BY:
Compass Land Title
2260 Murfreesboro Pike
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 10th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 03-10-2021

ADDRESS OF NEW OWNER:

812 Stone Flower Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
SWBC
9311 San Pedro # 100
San Antonio, TX 78216

Map & Parcel:

164-16-0A-070.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Ata Boules, a married man,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Ata Boules and Nesreen Ghaly, Husband and Wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Meadow Woods Subdivision, Section 3 of record in Plat at Instrument No. 20000921-0094039, 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 SPH Property One, LLC, a Delaware limited liability company by Warranty deed from Jeffrey Gerald and Ashley Elizabeth Gerald, husband and wife of record in Instrument No. 20200831-0098584 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

Being the same property conveyed to Ata Boules, a married man by Warranty Deed from SPH Property One, LLC, a Delaware limited liability co of Record in Instrument # 20201030-0126685, Registers Office for Davidson County Tennessee.

This is real property commonly known as 813 Stone Flower Ct., Antioch, TN 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10th day of November, 2020

Ata Boules

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ata Boules, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 10th day of November, 2020

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm. Expires 03/10/2021
COUNTY OF WILSON

My Commission Expires: