Karen Johnson Davidson County
Batch# 580689 DEEDQC
03/01/2021 12:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210301-0025466

Commitment Number: 28082609
Seller's Loan Number: 2201244599

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mariam Zaky and **Mina K. Hana**, 3941 PEPPERWOOD DR Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
165 13 0A 141.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Mina K. Hana, grantor, a married ~~woman~~ MKH MH, whose mailing address is **3941 PEPPERWOOD DR Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Mariam Zaky** and **Mina K. Hana, a married couple**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3941 PEPPERWOOD DR Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 3941 PEPPERWOOD DR Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180801-0075104 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 165 13 0A 141.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on February 2 2021:

Mina K Hana

Mina K. Hana

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 2, 2021 by **Mina K. Hana** who is personally known to me or has produced Driv Licens as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Carol DeGiore
Notary Public

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 2 day of Feb. 2, 2021.

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

(Seal)

Mina K Hara
Affiant

Mina K Hara
Print Name

Carol DiGiore
Notary Public

My commission expires:

5-2-22

Carol DiGiore
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of Section Ten, Peppertree Forest, a Planned unit development, of record in Book 7900, page 938, said register's office, to which reference is hereby made for a more complete description.

True Copy Cerification

I, Jaimi Petrosky, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jaime Petrosky
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jaimi Petrosky, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries