Karen Johnson Davidson County
Batch# 611291 DEEDQC
04/09/2021 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210409-0047433

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 676980

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Maher Hakim and Mervat L. Hakim	Maher Hakim and Mervat L. Hakim	
624 Piccadilly Row	624 Piccadilly Row	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MAHER F. HAKIM also known as MAHER HAKIM and wife, MERVAT L. HAKIM, who erroneously acquired title as MERRAT L. HAKIM, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MAHER HAKIM and wife, MERVAT HAKIM, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 624 Piccadilly Row, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, Pages 720-722, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Maher F. Hakim and wife, Merrat L. Hakim, deed dated 6/29/2001, recorded 7/12/2001, in Instrument Number 20010712-0074427, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Tax ID No.: 149-02-0A-055.00

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 08 day of Mar, 20 21.

Merat Hakim
MERVAT L. HAKIM, who erroneously acquired title as MERRAT L. HAKIM

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MERVAT L. HAKIM, who erroneously acquired title as MERRAT L. HAKIM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 8 day of Mar, 20 21.

Susan Naroz
Notary Public
My Commission expires:

SUSAN NAROZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Maher Hakim
MAHER HAKIM

Merat Hakim
MERVAT L. HAKIM

Subscribed and sworn to before me this 8 day of Mar, 20 21

Susan Naroz
Notary Public
My Commission expires:

SUSAN NAROZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 624 Piccadilly Row, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 08 day of Mar, 2021.

maher hakim

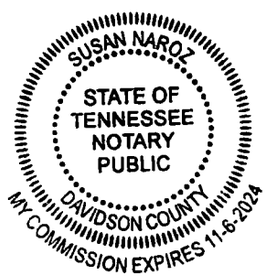
MAHER F. HAKIM
also known as MAHER HAKIM

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MAHER F. HAKIM also known as MAHER HAKIM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 08 day of Mar, 2021.

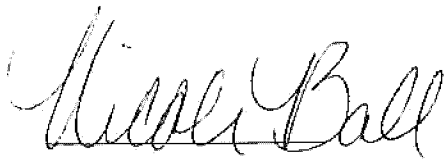
Susan Naroz

Notary Public
My Commission expires:



TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES