Karen Johnson Davidson County
Batch# 638829 DEEDQC
05/18/2021 12:22:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210518-0067037

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 North Broadway, Suite 900 St. Louis, MO 63102	June I. Nwabara 6768 Christiansted Lane Nashville, TN 37211

Order Number: FTBREF21325805

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **June I. Nwabara, an unmarried person, and Najib N. Jamous, an unmarried person, who acquired title as wife and husband,** for One Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **June I. Nwabara, an unmarried person,** whose address is 6768 Christiansted Lane, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to June I. Nwabara and Najib N. Jamous, wife and husband by Special Warranty Deed from Turuberry Homes, L.L.C., a Tennessee limited liability company, dated February 21, 2008, recorded on February 27, 2008 as Instrument 2008-0227-0019419.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements, restrictions, and matters of record, zoning ordinances, real

estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 172100B15000CO
Street address of property: 6768 Christiansted Lane, Nashville, TN 37211

Prior Instrument Reference by which Grantor(s) acquired title: in Instrument No. 17007309, in the Recorder's Office, Maury County, Tennessee.

Signed this 20 day of April, 2021.

Signature of Grantor 1 of 2:

June I. Nwabara

June I. Nwabara

STATE OF TN, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 20 day of April, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came June I. Nwabara, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LaTonya S Smith

Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Signed this 4 day of May, 2021.

Signature of Grantor 2 of 2:

Najib N. Jamous

STATE OF TN, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 4 day of May, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Najib N. Jamous, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 12/8/2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 6768 Christiansted Lane, Nashville, TN 37211
Tax Parcel: 172100B15000CO

Oath of Consideration

I or we, June I. Nwabara Najib N Jamous, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 1.00.

Signed this 20 day of April, 2021.

Signatures of Affiant(s):

June I. Nwabara

Sworn and subscribed before me this 20 day of April, 2021

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Property Address: 6768 Christiansted Lane, Nashville, TN 37211
Tax Parcel: 172100B15000CO

Oath of Consideration

I or we, Najib Jamous, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 1.00.

Signed this 4 day of May, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 4 day of May, 2021

Notary Public

REZHEN AMEDI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission expires: 12/8/2021

True Copy Certification

I, CHERI HACKETHAL, 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.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for the County and State, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2023
Notary Seal (if on pager)

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573