Karen Johnson Davidson County
Batch# 639301 DEEDQC
05/19/2021 09:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210519-0067663

Commitment Number: 28174466
Seller's Loan Number: 7008361595

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:**
**Hadeel Altayar, joined by her non vested spouse Ammar Alkhuwaiter, Salma Alsaeedi, Adel Altayar** and **Yusur Altayar**, 9729 Katz Ln., Brentwood, TN 37027

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**181-07-0A-036-00**

# 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.

**Hadeel Altayar**, joined by spouse **Ammar Alkhuwaiter,** and **Salma Alsaeedi**, joined by spouse **Adel Altauar**, and **Nabil Altyar,** single, and **Yusur Altayar**, single, whose mailing address is **9729 Katz Ln., Brentwood, TN 37027**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Hadeel Altayar** married, as to a 25% interest, and **Salma Alsaeedi** and **Adel Altayar,** wife and husband, as to a 50% interest, and **Yusur Altayar**, a single person, as to a 25% interest, all as tenants in common, hereinafter grantees, whose tax mailing address is **9729 Katz Ln., Brentwood, TN 37027**, 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: 9729 Katz Ln., Brentwood, TN 37027**

## DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20200305-0024673 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181-07-0A-036-00

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 3/9, 2021:

**Hadeel Altayar**

**Salma Alsaeedi**

**Nabil Altyar**

**Yusur Altayar**

**Ammar Alkhuwaiter**

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 3-19, 2021 by **Hadeel Altayar and Salma Alsaeedi** and **Nabil Altyar** and **Yusur Altayar** and **Ammar Alkhuwaiter** who are personally known to me or have produced Driver Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

STATE OF TENNESSEE NOTARY PUBLIC
SEAN J. PRESTON
WILSON COUNTY

Notary Public
Commission exp 1-2-24

State of Pennsylvania
County of Allegheny

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 4th day of April, 2021.

Ciara Savin
Affiant

Ciara Savin
Print Name

(Seal)

Notary Public

My commission expires:
5/4/2022

Lissette Anne Moree
Print Name

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

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**Land in Davidson County, Tennessee, Being Lot No. 36 on the Plan of Final Plat Autumn View, Formerly Brinkley Property Subdivision, Phase Two a, of Record in Instrument No. 20190830-0087642,as Corrected by Surveyor's Certificate of Correction of Record in Instrument No. 20190910-0091297 Register's Office for Davidson County, Tennessee to Which Plan Reference Is Hereby Made for a More Complete Description.**

**Being the Same Parcel Conveyed to Hadeel Altayar, Salma Alsaeedi, Nabil Altyar, and Yusur Altayar, From NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Virtue of a Deed Dated 3/3/2020, Recorded 3/5/2020, in Deed as Instrument No. 20200305-0024673 County of Davidson, State of Tennessee.**

**Commonly Known as: 9729 Katz Ln, Brentwood, TN 37027.**

# 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