Karen Johnson Davidson County
Batch# 644847 DEEDQC
05/26/2021 01:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210526-0071403

Commitment Number: 20NL83408

After Recording, Return To:
~~Nations Lending Services~~ WWRINC
9801 Legler Road
Lenexa, KS 66219
20WR52596
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Samir Hindieh and **Widad Faud Almasri**, 6432 Holly Trace Ct, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 155 16 0A 383.00

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.

QUITCLAIM DEED

Widad Faud Almasri, hereinafter grantor and one of the grantees herein, whose tax-mailing address is **6432 Holly Trace Ct, Nashville, TN 37221**, without consideration paid, grants and quitclaims to **Samir Hindieh & Widad Faud Almasri, a married couple as joint tenants with rights of survivorship**, hereinafter grantees, whose tax mailing address is **6432 Holly Trace Ct, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, Being Lot No. 383 on the Plan of Traceside, Section 11, of record in Plat Book 11700, Page 59 thru 61, and Instrument No. 20009220094253, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. Subject to all easements, reservations, covenants, conditions, agreements of record if any. Being the same property conveyed to Widad Faud Almasri by QUITCLAIM DEED from Samir M. Hindieh as recorded 01/19/2016 as Document 201601190004798. Tax ID: 155 16 0A 383.00
Property Address is: 6432 Holly Trace Ct, Nashville, TN 37221

Parcel ID: 155 16 0A 383.00

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 November 18th, 2020:

Widad Faud Almasri	

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 18th, 2020 by **Widad Faud Almasri,** who is personally known to me or has produced State Driver's License 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.

Lynn E. Sluder
Notary Public

See attached

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 or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 18th day of November, 2020.

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On November 18th, 2020 (DATE) before me, Lynn E. Slusher (NAME OF NOTARY PUBLIC)

personally appeared Widad Faud Almasri' (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/9/2023

Place Notary Seal or Stamp Here

Lynn E. Slusher
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

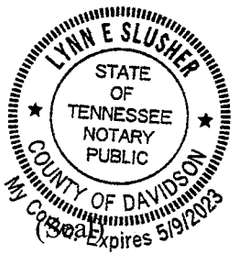
DESCRIPTION OF ATTACHED DOCUMENT

Oath of Consideration
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

November 18, 2020
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE



Affiant

Widad F. Almasri
Print Name

Lynn E. Slusher
Notary Public

My commission expires:
May 9, 2023

Lynn E. Slusher
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0244

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