Karen Johnson Davidson County
Batch# 664687 DEEDQC
06/24/2021 02:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210624-0086009

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Mr. Mamoud Salem Elkhatib 1600 Woodland Street Nashville, TN 37206	New owner	083-10-198.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mr. Mohamed E. Elkhateeb / Finer Housing LLC Sole MBR Employer ID # 26-3691992,** by these presents do hereby quitclaim and convey unto, **Mr. Mahmoud Salem Elkhatib,** his successors, representatives, and assigns, his/its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 1 in the subdivision of the Lindsley Chadwell tract of land, a plan of which is of record in Book 2, page 24, in the Chancery Court at Nashville, Tennessee.

Said Lot No. 1 fronts 45 feet on the southerly side of Woodland Street and extends back southwardly and along the eastern margin of North 16th Street 150 feet to alley, and measures on said alley 45 feet and 7 inches.

Being the same property conveyed to Charles D Sloan and wife Patricia Sloan by deed from Ralph C. Fox and wife, Ruby G. Fox dated July 16, 1987 of record in Book 8228, page 757, said Register's Office.

Also being the same property conveyed to Charles D. Sloan by Quitclaim Deed from Patricia M Sloan dated September 17, 1997 of record in Book 10611, page 587, said Register's Office.

Also being the same property conveyed to Steven Patrick Brian Sloan by Quitclaim Deed from Charles D Sloan dated September 25, 2003 of record in 20040120-007460, said Register's Office.

Also being the same property conveyed to Patricia Maynard Sloan by Quitclaim Deed from Steven Patrick Brian Sloan dated July 20, 2004 of record in Instrument No. 20040720-0086399, said Register's Office.

Patricia M Sloan having died June 16, 2007 and leaving a will that was probated in Davidson County, Tennessee, under Docket Number 09P1809. Tanya Marie Yvonne Sloan is the beneficiary under the Last Will and Testament of Patricia M Sloan.

The property 1600 Woodland Street, Nashville Tennessee 37206 was left to Tanya Marie Yvonne Sloan. Further, Quitclaim Deeds of record in Instrument No. 20070622-0075054, 20070824-0101938, and 20091125-0108677 were set aside by Court Order in Case No. 09-0956-III in Davidson County, Tennessee.

Being also known as 1600 Woodland Street, Nashville, Tennessee 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21st day of June, 2021.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this _____ day of June, 2021.

Finer Housing LLC

By: Mr. Mohamed E. Elkhateeb, Sole Member

Mr. Mohamed E. Elkhateeb, Individually

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mr. Mohamed E. Elkhateeb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15 day of June, 2021.

SHANNON FOSTER SANDQUIST
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Notary Public

My Commission Expires: 1-31-2025

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mr. Mohamed E. Elkhateeb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Finer Housing LLC, a Minnesota Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15 day of June, 2021.

SHANNON FOSTER SANDQUIST
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Notary Public

My Commission Expires: 1-31-2025

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property (**1600 Woodland Street, Nashville, TN 37206**) pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC ("Lockeland Law Group"). The undersigned hereby acknowledges that she is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that she has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Finer Housing LLC

By: Mr. Mohamed E. Elkhateeb, Sole Member

Mr. Mohamed E. Elkhateeb, Individually

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Mr. Mohamed E. Elkhateeb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15 day of June, 2021.

SHANNON FOSTER SANDQUIST
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Notary Public

My Commission Expires: 1-31-2025

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Mr. Mohamed E. Elkhateeb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Finer Housing LLC**, a Minnesota Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15 day of June, 2021.

SHANNON FOSTER SANDQUIST
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Notary Public

My Commission Expires: 1-31-2025

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

