Karen Johnson Davidson County
Batch# 668268 DEEDQC
06/30/2021 10:35:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210630-0088623

Prepared by:
Biltmore Title LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

QUITCLAIM DEED

Address of New Owner:
Jenar I. Saleem
1761 Red Jacket Drive
Antioch, TN. 37013

Send Tax Bills to:
SAME

Map-Parcel:
173-5-A/169CO

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Jenar I Saleem, unmarried and Muazaz Armaghani, married, as joint tenants with right of survivorship** , does hereby quitclaim and transfer to **Jenar I Saleem, unmarried**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Being all of Unit No. 169, on the plan of Barnes Crossing, Phase One, Planned Unit Development, according to Master Deed appearing of record in Instrument Number 20050721-0084791, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Cassie Sweeney, by deed from Fannie Mae A/K/A Federal National Mortgage Association,, dated May 16, 2013 appearing, of record in Instrument Number 20130606-0057427, said Register's Office.

This conveyance is made subject to Master Deed and By Laws of record in the Instrument No. 20050721-0084791, in Instrument No. 20050805-0092480, and in Instrument No. 20051114-0136938; Easement to Metro of record in Instrument No 20050721-0084791, and in Instrument No. 20050811-0095171; Charter of Homeowners Association included of record in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument No 20050128-0010427; to any and all matters shown on said plat and survey of record in Master Deed in Instrument No. 20050721-0084791, Instrument No. 20050805-0092480 and amended of record in 20051114-0136938; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

**** This instrument was prepared by information provided by the parties****

In Witness Whereof, the undersigned has executed this Quitclaim Deed
On this 28th day of June 2021.

Muazaz Armaghani

STATE OF TENNESSEE
COUNTY OF Rutherford

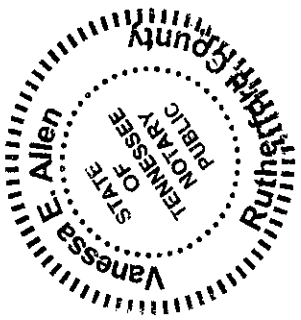
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Muazaz Armaghani** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 28th day of June, 2021.

Vanessa E Allen

Notary Public

My Commission expires: 8/22/22



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Tammy L Pettis

Affiant

Subscribed and sworn to before me under oath this 28th day of June, 2021.

Vanessa E Allen

Notary Public

My Commission Expires 8/22/22

