AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 188660

Karen Johnson Davidson County
Batch# 675903 DEEDQC
07/13/2021 12:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210713-0094103

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 164 08 0C 039.00

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# QUIT CLAIM DEED

THIS DEED made and entered into on this 27TH day of APRIL, 20 21, by and between **Adel Abraham a/k/a Adel Ibrahim and Neama Abraham F/K/A Neama Kamal, husband and wife**, a mailing address of 3756 Grace Falls Dr, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Neama Abraham and Adel Abraham, a married couple, as tenants by the entirety**, a mailing address of 3756 Grace Falls Dr, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 117, AS SHOWN ON THE MAP ENTITLED THE FINAL PLAT OF HAMILTON CHASE, SECTION ONE, OF RECORD IN INSTRUMENT NUMBER 20051025-0128977 AND AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NUMBER 20051031-0131297 AND INSTRUMENT NUMBER 20051031-0131297, REGISTER'S OFFICER FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

Property Address: 3756 Grace Falls Dr, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Adel Ibrahim and Neana Kamal by Special Warranty Deed from Jackie Houtz dated 03/02/2012 of record in Instrument Number No. 20120208-0011385, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Adel Abraham a/k/a Adel Ibrahim
**Adel Abraham a/k/a Adel Ibrahim**

Neama Abraham F/K/A Neama Kamal
**Neama Abraham F/K/A Neama Kamal**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Adel Abraham a/k/a Adel Ibrahim and Neama Abraham F/K/A Neama Kamal, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ANTIOCH, this 27th day of APRIL, 2021.

Kayla Melissa Hammock
Notary Public
My Commission expires: 01/19/2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

KAYLA MELISSA HAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Adel Abraham / Neama Abraham
**Affiant**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 27th day of APRIL, 2021.

Kayla Melissa Hammock
Notary Public
My Commission Expires: 01/19/2025

Name and address for person(s) responsible for taxes:

**Neama Abraham and Adel Abraham**
3756 Grace Falls Dr
Antioch, TN 37013

Name and address of property owner:

**Neama Abraham and Adel Abraham**
3756 Grace Falls Dr
Antioch, TN 37013

KAYLA MELISSA HAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Escrow No.:1280188660

# EXHIBIT 'A'
# LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE AND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 117, AS SHOWN ON THE MAP ENTITLED THE FINAL PLAT OF HAMILTON CHASE, SECTION ONE, OF RECORD IN INSTRUMENT NUMBER 20051025-0128977 AND AMENDED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NUMBER 20051031-0131297 AND INSTRUMENT NUMBER 20051031-0131297, REGISTER'S OFFICER FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACKIE HOUTZ BY SPECIAL WARRANTY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAC DATED 5/5/08 OF RECORD IN INSTRUMENT NUMBER 20080507-0047265, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Assessor Parcel Number(s): 164 08 0C 039.00

## Tennessee Certification of Electronic Document

I, SALLY Jo SMITH, 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.

Sally Jo Smith
*Signature*

State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me, Katie Peterson, a notary public for this county and
*Notary's Name*

state, Sally Jo Smith, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Katie Peterson
*Notary Signature*

MY COMMISSION EXPIRES: 7-18-21

NOTARY'S SEAL

Commonwealth of Pennsylvania
Notarial Seal
KATIE PETERSON - Notary Public
ALLEGHENY TWP, ALLEGHENY COUNTY
My Commission Expires Jul 18, 2021

(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).