Name and Address of New Owner:
Ebram Saa Saeid
812 Cobble Cove
Nashville, TN 37211

Send Tax Bills To:
New Owenr

Karen Johnson Davidson County
Batch# 702199 DEEDQC
08/20/2021 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210820-0113143

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 172150A04500CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ebram Saad Saeid, single man,** "the Grantor," convey and quitclaim unto **Ebram Saad Saeid and Madlin Sadallh, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Holt Woods, Section 4, of record in Plat Book 9700, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ebram Saad Saeid. single man by Warranty Deed from Afsaneh, LLC, a Tennessee limited liability company, dated September 24, 2020, of record in Instrument No. 20201019-0121284, said Register's Office, Davidson County, Tennessee.

This is improved property known as 812 Cobble Cove, Nashville, TN 37211

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202108200113143

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of September, 2020.

Ebram Saad Saeid (SEAL)
Ebram Saad Saeid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of August, 2021, before me personally appeared **Ebram Saad Saeid**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of August, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 day of August, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11-8-21

202108200113143

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8.20.21 (date of document).

Connie Taylor
Affiant Signature

8.20.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

