...ren Johnson Davidson County
Batch# 704127 DEEDQC
08/25/2021 11:36:15 AM 2 pgs
Fees: $13.00 Taxes: $203.50
20210825-0114799

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:
Mansour Morgan and Mina Naguib
5629 Deer Valley Trail
Antioch, TN 37013

SEND TAX BILLS TO:
SAME AS ADDRESSEE

This Instrument is being prepared by information furnished by the parties. No warranties are given or implied as to the accuracy to the information contained herein.

Map & Parcel: Part of 148-05-0-098.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Jaky Boulos

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Mansour Morgan and Mina Naguib

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for 352 Dade Cottages, A Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants, Conditions and Restrictions for 352 Dade Cottages, A Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20210622-0084263, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in Exhibit "D" of the Master Deed of record as Instrument Number 20210622-0084263, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jaky Boulos from Aaron Clemins and Christen Clemins, husband and wife by Warranty Deed on May 17, 2021, of record in Instrument Number 20210519-0067709, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 17th day of August, 2021

Jaky Boulos

STATE OF TN
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Jaky Boulos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August 2021

CARL E DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CDZ

My commission expires: 9-20-2022

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $ 55,000.00.

CDZ
Affiant

Sworn to and subscribed to before me this 17 day of August 2021

My commission expires: 9-14-23

Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY