Name and Address of New Owner:
MBPG, LLC
379 Sarava Lane
Smyrna, TN 37167

Send Tax Bills To:
New Owner

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

Map & Parcel No: 092030B00600CO

Karen Johnson Davidson County
Batch# 705680 DEEDQC
08/27/2021 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0115757

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, **Basem Farhan and Marina Tanious, husband and wife,** "the Grantor," convey and quitclaim unto **MBPG, LLC, a Tennessee limited liability company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 6 as shown on the map entitled the Dominion Townhomes, Phase 2, of record in Exhibit "B" of the Declaration of Covenants. Conditions and Restrictions in Instrument No. 20060315-0029988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Basem Farhan and Marina Tanious, husband and wife, by Warranty deed from Chantel L. Bender, unmarried, dated 11/21/2019 and filed of record in Instrument No. 20191202-0123228, in said Register's Office for Davidson County, Tennessee.
>
> Improved property known as 1826 Hermosa Street, Nashville, TN 37208

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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of August, 2021.

(SEAL)
Basem Farhan

(SEAL)
Marina Tanious

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2021, before me personally appeared Basem Farhan and Marina Tanious, 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 23rd day of August, 2021.

Notary Signature
My commission expires: 11-8-21

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

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-, 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 23rd day of August, 2021.

Notary Signature
My commission expires: 11.8.21

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

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 8/23/21 (date of document).

Connie Taylor
Affiant Signature

8/24/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

