Karen Johnson Davidson County
Batch# 722964 DEEDQC
09/23/2021 02:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210923-0128163

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SHADI MALLAK
NADA MALLAK
GHADA MALLAK
217 SCARLET RIDGE COURT
BRENTWOOD, TN 37027

OWNER (SEND TAX BILLS TO):

SHADI MALLAK
NADA MALLAK
GHADA MALLAK
217 SCARLET RIDGE COURT
BRENTWOOD, TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SHADI MALLAK, an unmarried man, and NADA MALLAK, an unmarried woman (herein, "Grantor"), whose address is 217 Scarlet Ridge Court, Brentwood, TN 37027, hereby bargains, sells, remises, releases, quit claims and conveys to SHADI MALLAK, an unmarried man, NADA MALLAK, an unmarried woman, and GHADA MALLAK, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 217 Scarlet Ridge Court, Brentwood, TN 37027, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 217 Scarlet Ridge Court, Brentwood, TN 37027

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 3rd day of September, 2021.

PIN NO: 181 10 0A 052.00 CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

SHADI MALLAK

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SHADI MALLAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2021.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

GRANTOR:

NADA MALLAK

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, NADA MALLAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2021.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
SHADI MALLAK

Subscribed and sworn to under oath before me, this 3rd day of September, 2021 by SHADI MALLAK.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

Grantee:

Grantee signature: _____
NADA MALLAK

Subscribed and sworn to under oath before me, this 3rd day of September, 2021 by NADA MALLAK.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

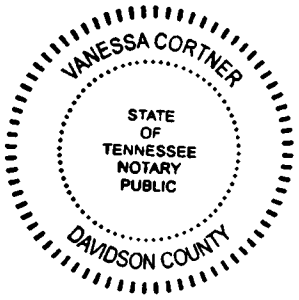
Grantee:

Grantee signature: Ghada Mallak

GHADA MALLAK

Subscribed and sworn to under oath before me, this 3rd day of September, 2021 by GHADA MALLAK.

[Affix Notary Seal]



Vanessa Cortner

SIGNATURE OF NOTARY PUBLIC

My commission expires: 05-07-2024

EXHIBIT A

[Legal Description]

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT 213, PLAN OF FIRST REVISION FINAL PLAT, PHASE TWO, AUTUMN OAKS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11700, PAGE 54 & 55, AND REVISED IN BOOK 11700, PAGE 64-65, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20200123-0008605 on January 23, 2020.

PIN NO: 181 10 0A 052.00 CO

STREET ADDRESS:

217 Scarlet Ridge Court, Brentwood, TN 37027

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-057118 (PS)

Tennessee Certification of Electronic Document

I, Perre Cabell, 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 09.03.2021 (date of document).

Affiant Signature

09-21-2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 21 day of SEPT., 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

