Karen Johnson Davidson County
Batch# 724171 DEEDQC
09/27/2021 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210927-0129345

Commitment Number: 27777675
Seller's Loan Number: 505440708

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mohammed Al Atraqchie and **Lacey L. Al Atraqchie**, 669 Coneflower Trl., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-15-0B-054-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Mohammed Al Atraqchie and **Lacey L. McCluskey, N/K/A Lacey L. Al Atraqchie, husband and wife**, whose mailing address is **669 Coneflower Trl., Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Mohammed Al Atraqchie** and **Lacey L. Al Atraqchie, husband and wife**, as community property with right of survivorship, hereinafter grantees, whose tax mailing address is **669 Coneflower Trl., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 669 Coneflower Trl., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20151112-0114994 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-15-0B-054-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 12.29.2020, 2020:

Mohammed Al Atraqchie

Lacey L. McCluskey, N/K/A Lacey L. Al Atraqchie

STATE OF Tn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12.29, 2020 by **Mohammed Al Atraqchie** and **Lacey L. McCluskey, N/K/A Lacey L. Al Atraqchie** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Commission Expiration 6-19-21

Notary Public

State of Tn
County of Davidson

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

Subscribed and sworn to before me

This 29 day of December, 2020

Lacey L. McClusky, N/K/A Lacey L. Al Atraqchi

Affiant

Lacey L. McClusky, N/K/A Lacey L. Al Atraqchi

Print Name

Mohammed Al Atraqchi

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(Seal)

Notary Public

My commission expires:

12.19.21

Tonya Greer

Print Name

Order No. 27777675

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Edison Park (formerly Painter) "Cluster Lot Subdivision" of record in Instrument No. 20060726-0090090, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to MOHAMMED AL ATRAQCHIE AND LACEY L. AL ATRAQCHIE from MOHAMMED AL ATRAQCHIE AND LACEY L. MCCLUSKEY NKA LACEY L. AL ATRAQCHIE by virtue of a deed dated 12/29/2020, recorded _____, as instrument no. _____ county of DAVIDSON, state of TENNESSEE.

Assessor's Parcel No: 150-15-0B-054-00

Tennessee Certification of Electronic Document

I, Luke Bingham, 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 12/29/2020 (date of document).

Luke Bingham
Affiant Signature

9/23/2021
Date

State of PA

County of ALLEGHENY

Sworn to and subscribed before me this 23rd day of September, 2021.

Commonwealth of Pennsylvania - Notary Seal
Heather Ann Cartwright, Notary Public
Beaver County
My commission expires May 26, 2023
Commission number 1290865
Member, Pennsylvania Association of Notaries

Heather Ann Cartwright
Notary's Signature

MY COMMISSION EXPIRES: 5-26-23

NOTARY'S SEAL