File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 754390 DEEDQC
11/15/2021 09:55:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211115-0151455

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 28, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bahya Joudie	Same as New Owner	MAP 102
(NAME) 217 Scarlet Ridge Ct	(NAME)	GROUP 07 0A
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	PARCEL 102.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Fadi Sami Mallak, a single man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bahya Joudie, a married woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. H-7, on the West Meade Condominium of record in Plat Book 5200, Page 430, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of West Meade Condominium Association, a horizontal property regime established by Master Deed of record in Book 5923, Page 704; amended in Book 6277, Page 653, Book 7333, Page 415 and Book 7333, Page 481, said Register's Office.

Being the same property conveyed to Fadi Sami Mallak and Nada Mallak by Deed from Dale Hire, dated February 10, 2021 and filed of record February 23, 2021 in Instrument No. 20210223-0021881, Register's Office for Davidson County, Tennessee. Further conveyed to Fadi Sami Mallak by Quitclaim Deed, dated February 10, 2021 and filed of record August 20, 2021 in Instrument No. 20210820-0112872, said Register's Office.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **6680 Charlotte Pike Unit H-7, Nashville, Tennessee 37209**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 10 day of November, 2021.

Fadi Sami Mallak

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nada Mallak, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027