Karen Johnson Davidson County
Batch# 780670 DEEDQC
12/28/2021 01:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211228-0170550

Commitment Number: 29594794
Seller's Loan Number: 2201417185

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

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Toma Wasef and **Katreen Toma**, 4749 Backstretch Blvd., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-14-0D-065-00

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.

Toma Wasef, a married man, whose mailing address is **4749 Backstretch Blvd., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Toma Wasef** and **Katreen Toma**, husband and wife, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **4749 Backstretch Blvd., 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: 4749 Backstretch Blvd., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20 deed recorded at 20160520-0050633 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-14-0D-065-00

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 December 10, 2021:

Toma Wasef

Toma Wasef

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 10, 2021 by **Toma Wasef** who is personally known to me or has produced TN Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

my commission expires: 12/21/24

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 10th day of December, 2021.

Toma Wasef

Affiant

Toma Wasef

Print Name

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Notary Public

My commission expires:

12/10/25

Tiombe Walton

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 149 ON THE PLAN OF KEENELAND DOWNS, PHASE ONE, RS 10 CLUSTER LOT SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20070612-0070162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF

BEING THE SAME PROPERTY CONVEYED TO TOMA WASEF, A SINGLE MAN FROM BMCH TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED 05/18/2016, RECORDED 05/20/2016, DEED INSTRUMENT # 20160520-0050633, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

APN: 150-14-00-065-00

Tennessee Certification of Electronic Document

I, CHRISTOPHER SCHMAC, 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 12-10-21 (date of document).

Christopher Schmac
Affiant Signature

12-15-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15th day of December, 2021.

Lissette A. Moree
Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries