Karen Johnson Davidson County
Batch# 786983 DEEDQC
01/11/2022 09:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220111-0003238

Commitment Number: 29560899
Seller's Loan Number: 2201414774

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:
GERGES RESK and **Soad Kamel**, 3417 Calais Cir, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-09-0A-149-00

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.

GERGES RESK, married, whose mailing address is **3417 Calais Cir, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **GERGES RESK** and **Soad Kamel, a married couple**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3417 Calais Cir, 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: 3417 Calais Cir, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20151217-012742 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-09-0A-149-00

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 15, 2021:

GERGES RESK

GERGES RESK

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 15, 2021 by **GERGES RESK** who are personally known to me or have produced TN Driver's License 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.

TIONISE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

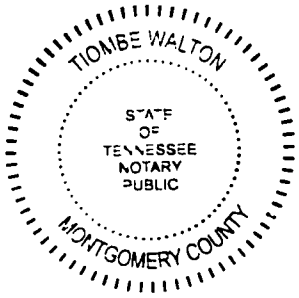
my commission expires 12/21/24

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 15th day of December, 2021.



(Seal)

My commission expires:

12/21/24

CLERK Clerk
Affiant

CLERK Clerk
Print Name

Notary Public

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. 351 ON THE PLAN OF FOREST VIEW PARK, SECTION X, PHASE 2 OF RECORD IN PLAT BOOK 7900, PAGE 720, 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 PROPERTY CONVEYED TO JANICE G. SPEARS AND WILLIE J. SPEARS, WIFE AND HUSBAND BY WARRANTY DEED FROM DEBORAH G. BROWN, UNMARRIED OF RECORD IN INSTRUMENT NO. 20081219-0121442 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 17, 2008 AND RECORDED ON DECEMBER 19, 2008. THE SAID WILLIE J. SPEARS HAS DIED. BEING THE SAME PROPERTY CONVEYED TO GERGES RESK FROM JANICE G. SPEARS N/K/A JANICE SPEARS PRESLEY, MARRIED, DATED 12/11/2015, RECORDED 12/17/2016, DEED INSTRUMENT # 20151217-012742, COUNTY OF DAVIDSON STATE OF TENNESSEE.

TAX WAIVER

COMMITMENT NUMBER: Commitment Number: 29560899

In connection with the refinance of the real property located at 3417 Calais Cir, Antioch, TN 37013 real property taxes and assessments have been prorated based upon currently available information from the public records. In addition, the refinance related to the above described property may incur Federal or State or local taxes, including but not limited to, income taxes. Seller and Buyer agree to hold ServiceLink and or its title insurer harmless and to waive any right of action against ServiceLink and or its insurer from any amount of such taxes and assessment.

Seller and Buyer agree to hold ServiceLink and or its title insurer harmless and to waive any right of action against ServiceLink and or its insurer relating to Federal or State or local taxes.

Seller or Grantor

GERGES RESK

Date: 12-15-2021

Buyer or Grantee

GERGES RESK

Soad Kamel

Soad Kamel

Date: 12-15-2021

Tennessee Certification of Electronic Document

I, Tabitha Williams 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 1-4-22 (date of document).

Affiant Signature

Jan 4th, 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of January, 2022.

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