QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 788622 DEEDQC
01/12/2022 11:36:10 AM 2 pgs
Fees: $13.00 Taxes: $170.20

20220112-0004227

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 46,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Build Trust Homes, LLC	Build Trust Homes, LLC	148-05-0-092.00
(NAME)	(NAME)	
2601 Pulley Pl.	Same as new owner	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Zaki Wael and Mariam Badie, husband and wife,** hereinafter called the Grantor(s), have quitclaimed unto **Build Trust Homes, LLC,** hereinafter called the Grantee(s), its 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 all of Unit "A" Dade Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Protective Covenants Conditions and Restrictions for Dade Homes, a Planned Unit Development, of record as Instrument Number 20210928-0130100, Register's Office of Davidson County, Tennessee and depicted on the Site Plan attached thereto as Exhibit "B" to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20210928-0130100, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Wael Zaki and Mariam Badie, Husband and Wife, from James E. Parker and wife, Anita B. Parker, Husband and Wife, tenants by the entireties by Warranty Deed on September 7, 2021, of record in Instrument Number 20210913-0121968, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

unimproved ☑

This is improved ☐ property, known as 328 Dade Dr, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this _____ day of December 2021.

Zaki Wael

Mariam Badie

State of Tennessee
County of Davidson

Personally appeared before me Zaki Wael and Mariam Badie, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10 day of Dec, 2021.

Notary Public

My Commission Expires: 9-14-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202111028