Karen Johnson Davidson County
Batch# 794844 DEEDQC
01/25/2022 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220125-0008991

Name and Address of New Owner:
Shehata Mansour Boules
834 Green Meadow Lane
Smyrna, TN 37167

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 101 O C 045

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KLS Nashville, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Shehata Mansour Boules and Margreet M. Hermena, Husband and Wife** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 22-A on the Plan of Zone Lot Division of Lots 13, 15, 16, 20 and 22 of Section 3 and Lots 9 and 10 of Section 1, Seven Oaks Estates of record in Plat Book 6050, Page 152 and amended in Plat Book 6250, Page 413, 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 KLS Nashville, LLC, a Tennessee limited liability company by Warranty Deed from Ashley Warcewicz and John C. Defoor, Jr., wife and husband dated September 24th 2019 and recorded November 12th 2019 of record in Instrument No. 20191112-0116478 said Register's Office, Davidson County, Tennessee.

This is improved property known as 1106 Tara Ann Court, Smyrna, TN 37167

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30 day of December, 2021.

_____(SEAL)
Shehata Mansour Boules, Member

STATE OF TN
COUNTY OF Rutherford

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared **Shehata Mansour Boules, Member for KLS Nashville, a Tennessee limited liability company**, with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the **Member for KLS Nashville, LLC** and that himself as such **Member** executed the foregoing instrument for the purposes therein contained, by signing the name of **KLS Nashville, LLC** by himself as **Member** of **KLS Nashville, LLC.**

Witness my hand and official seal at Smyrna, Tennessee, this 30 day of Dec., 2021.

_____
NOTARY PUBLIC

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXP: 4-19-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of December, 2021.

_____
Notary Signature
My commission expires: 4-19-2025

SHE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202201250008991

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/30/21 (date of document).

Connie Taylor
Affiant Signature

1/14/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

