This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9070-DJ

Karen Johnson Davidson County
Batch# 798039 DEEDQC
02/01/2022 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220201-0011409

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 21st day of JANUARY, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Handaran J. Sadun 304 Boddington Lane Antioch, TN 37013	New Owner	173-10-D-19.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Jwad Ali Sadun and Base Ismail Sadun, husband and wife** ("Grantor") do/does hereby quitclaim and convey unto **Handaran J. Sadun, unmarried** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 19 Phase Six, Delvin Downs, according to survey and plat of same appearing of record in Instrument No. 20191004-0101944, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed Jwad Ali Sadun and Base Ismail Sadun, husband and wife by Warranty Deed from Capitol Homes, Inc., being dated November 9, 2020 and recorded November 13, 2020 in Instrument No. 20201113-0134246, Register's Office for Davidson County, Tennessee.

This is improved property located at: **304 Boddington Lane, Antioch, TN 37013**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of January, 2022.

GRANTOR:

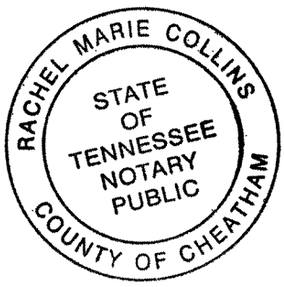
Jwad Ali Sadun

Base Ismail Sadun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jwad Ali Sadun and Base Ismail Sadun the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of January, 2022.



Notary Public
My Commission expires: 3-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 January 21, 2022.

Storey Carver
Affiant Signature

1/21/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of January 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

