QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 799445 DEEDQC
02/02/2022 02:45:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220202-0012564

Y-SWBC-21-5533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ari M. Mamani and Hanan Kamal Agid	**New Owner**	
(NAME) **5533 Oak Chase Drive,**	(NAME)	**173-04-0A-357.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZAID A. ALTALIB, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARI M. MAMANI AND HANAN KAMAL AGID, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Ari M. Mamani, a married man and Zaid A. Altalib, a married man by Special Warranty deed from Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006-HE1 of record in Instrument No. 20090303-0018820 Register's Office for Davidson County, Tennessee, dated January 28, 2009 and recorded on March 03, 2009.

Said property having never been Zaid A. Altalib's primary or marital residence.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5533 Oak Chase Drive, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 27 day of January, 2022.

Zaid A. Altalib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZAID A. ALTALIB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212
615-383-2903