This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 807099 DEEDQC
02/17/2022 09:46:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220217-0018434

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Nabil Ahmidi** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **El Kandoussi Ahmidi and Habiba Ouali, husband and wife,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 134, Section 3, Glencliff Estates, as of record in Book 1424, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 134 fronts 160 feet on the Northwesterly side of Lawndale Drive and runs back between parallel lines 230.3 feet on the Northeasterly line and 271.9 feet on the Southwesterly line, to a dead line in rear, which is a broken line measuring 80 feet thereon.

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20190903-0088133** in said Register's Office.

* Fatima Azzouggagh is joining in to convey any marital interest she may have in the property.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19 day of January, 2022.

**Nabil Ahmidi** **Fatima Azzouggagh**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Nabil Ahmidi,** and Fatima Azzouggagh with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of January, **2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of JAN., **2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

| | |
|---|---|
| PROPERTY ADDRESS: | **315 Lawndale Dr.**<br>**Nashville, TN 37217** |
| TAX PARCEL NO.: | 119-04-0-120 |
| PROPERTY OWNER: | **El Kandoussi Ahmidi and Habiba Ouali** |
| OWNER'S ADDRESS: | **315 Lawndale Drive**<br>**Nashville, TN 37217** |
| MAIL TAX BILLS TO: | **El Kandoussi Ahmidi and Habiba Ouali**<br>**315 Lawndale Drive**<br>**Nashville, TN 37217** |

**Certificate of Authenticity**

I, Sheryl Callison, 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 1-19-22.

Affiant Signature

1-19-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of January, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

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