Karen Johnson Davidson County
Batch# 816961 DEEDQC
03/07/2022 03:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220307-0025884

Commitment Number: 29721979
Seller's Loan Number: 2201437075

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Asaad Asaad and **Mariam Samir**, 3313 Calais Cir, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-09-0A-028-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Mariam Samir and Assaad S. Asaad, A/K/A Asaad Asaad, wife and husband, whose mailing address is **3313 Calais Cir, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Asaad Asaad** and **Mariam Samir, husband and wife**, hereinafter grantees, whose tax mailing address is **3313 Calais Cir, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 3313 Calais Cir, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20150220-0014659 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-09-0A-028-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on February 18, 2022:

Asaad S. Asaad A/K/A Asaad Asaad

Assaad S. Asaad, A/K/A Asaad Asaad

Mariam Samir

Mariam Samir

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 18, 2022 by **Assaad S. Asaad, A/K/A Asaad Asaad** and **Mariam Samir** who are personally known to me or have produced TN Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
my commission expires: 12/21/24

State of TN
County of Davidson

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

Subscribed and sworn to before me

This 18th day of February, 2022.

ASAAD ASAAD MARIAM SAMIR

Affiant

A.A ASAAD ASAAD M.S MARIAM

Print Name

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Notary Public

My commission expires:

12/21/24

Tiombe Walton

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182, FOREST VIEW PARK, SECTION VII OF RECORD IN PLAT BOOK 6900, PAGE 162, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS BEING MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. BEING THE SAME PARCEL CONVEYED TO MARIAM SAMIR AND ASSAAD S. ASSAD FROM RODRICK E. GLOVER AND AVA M. GLOVER, BY VIRTUE OF A DEED DATED 2/13/2015, RECORDED 2/20/2015, IN DEED AS INSTRUMENT NO. 20150220-0014659 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 2-18-2022 (date of document).

Luke Bingham
Affiant Signature

2/21/2022
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries