Karen Johnson Davidson County
Batch# 851714 DEEDQC
05/06/2022 11:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220506-0052513

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant Notary My Commission Expires: 12-21-24 SUBSCRIBED AND SWORN TO BEFORE ME THIS: 4-29-2022

ROSEMARY CALCESE NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address of New Owner	Map – Parcel Number	Send Tax Bills To:
Daniel Nesheiwat and Christine Nesheiwat 6756 Christiansted Lane Nashville, TN 37211	172 10 0B 153.00	Daniel Nesheiwat and Christine Nesheiwat 6756 Christiansted Lane Nashville, TN 37211

This instrument prepared by:

Transformation Title and Escrow
25 Jefferson Street, Suite T-1, Clarksville Tennessee 37040

Property Address:

6756 Christiansted Lane. Nashville, TN 37211

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed as of the 29th day of April 2022, by Grantor, **Dina Nesheiwat, and Roger Raley**, as husband and wife, to Grantee, **Daniel Nesheiwat and Christine Nesheiwat**, as husband and wife; WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Montgomery County, Tennessee, being bounded and described in **Exhibit A** attached hereto and incorporated here within.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning

regulations.

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination. Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

Dina Nesheiwat
Dina Nesheiwat

Roger Raley
Roger Raley

STATE OF Tennessee :
:
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dina Nesheiwat, and Roger Raley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of April, 2022.

My Commission Expires:

12-21-24

Notary Public

202205060052513

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for an ore complete legal description thereof.

Being the same property conveyed to Dina Nesheiwat, a single woman by Special Warranty Deed from Nahel Saied, an unmarried man dated March 14th, 2017, and recorded March 16th, 2017, in Instrument No. 20170316-0025826, in said Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Rosemary Calcese, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/29/22 (date of document).

Affiant Signature — Date: 4/29/22

State of TENNESSEE

County of MONTGOMERY

Personally appeared before me, HEATHER CORDER, a notary public for this country and state, ROSEMARY CALCESE, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 29 day of APRIL, 2022.

Notary's Signature

My Commission Expires: 10/16/2024

Notary Seal

HEATHER CORDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY