Karen Johnson Davidson County
Batch# 876888 DEEDQC
06/23/2022 03:02:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220623-0071996

PREPARED BY:
Closed Title
2260 Murfreesboro Pike
Nashville, Tennessee 37217

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 26th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER:

5208 Baywind Dr. E.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel:

164-08-0A-133.00-C

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration , **Peter Armanyous, a unmarried man** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to, **Peter Armanyous, a unmarried man and Mariam Armanyous, an unmarried woman** Grantee. Said property conveyed herein is described as follows

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Final Plat, Section Three, Hallmark of record in Instrument No. 20150122-0006152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kamel Mina and Lola Sadek, a married couple, by Special Warranty Deed from Habitat for Humanity of Greather Nashville, a Tennessee non-profit corporation, of record in Instrument No, 20151228-0129721, Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 28, 2015. Also see Scrivener's Affidavit in Instrument No. 20161207-0128585, said Register's Office.

Being the same property conveyed to Peter Armanyous, an unmarried man, by Warranty Deed from Kamel Mina and Lola Sadek, a married couple, of record in Instrument No, 20201104-0129386, Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on November 4, 2020.

This is real property commonly known as 5208 Baywind Drive East, Antioch, TN 37013.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26 day of May, 2022

Peter Armanyous
Peter Armanyous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Peter Armanyous**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26 day of May, 2022

Notary Public

KRYSTN L. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: