Karen Johnson Davidson County
Batch# 956902 DEEDQC
12/30/2022 02:29:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221230-0134045

Name and Address of New Owner:
Mariam Boules
7404 Stecoah St
Antioch, TN 37013

Send Tax Bills To:
Mariam Boules
7404 Stecoah St.
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 181-03-0A-122.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mariam Boules, an unmarried woman and Ibrahim Anwar, and Faisa Keryakes, husband and wife** , "the Grantors," convey and quitclaim unto **Mariam Boules, unmarried** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Section 5, Indian Creek Estates, a Planned Unit Development, of record in Plat at Instrument No. 20030424-0055115, 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 Mariam Boules, an unmarried woman and Ibrahim Anwar, and Faisa Keryakes, husband and wife by Warranty deed from Carlos E. Mariscal Alvarez and Mandy Jo Mariscal, a married couple, of record in Instrument No. 20221205-0126883 Register's Office for Davidson County, Tennessee, dated December 2, 2022 and recorded on December 5, 2022.
>
> This property is improved property know as: 7404 Stecoah St., Antioch, TN 37013

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 2nd day of December, 2022.

_____(SEAL)
Mariam Boules

_____
Ibrahim Anwar

_____
Faisa Keryakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2022, before me personally appeared **Mariam Boules, Ibrahim Anwar and Faisa Keryakes**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2022.

_____
Notary Signature
My commission expires:

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

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of December, 2022.

_____
Notary Signature
My commission expires:

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