Karen Johnson Davidson County
Batch# 962324 DEEDQC
01/19/2023 08:28:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230119-0004273

THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
547 N. Mt. Juliet Rd., Ste. 250
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10.02.2023
(AFFIX SEAL)

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mina Atia and Remonda Ishak	New Owner	
(NAME)	(NAME)	Parcel ID:
112 Wynfield Blvd.		164070A152.00
(STREET ADDRESS)	(STREET ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Mina Atia**, by these presents, does hereby quitclaim and convey unto **Mina Atia and Remonda Ishak**, a married couple, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 165 as shown on Plat for Harvest Grove, Section Two, of record as Instrument No. 20140529-0046065 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mina Atia, an unmarried man, by Warranty Deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company, dated September 25, 2015, recorded September 30, 2015, of record as Instrument No. 20150930-0099162 in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Avenue Bank by Quitclaim Deed dated April 29, 2014, from Lawless & Associates P.C., as Trustee for Avenue Bank of record as Instrument No. 20140502-0037445 in the Register's Office for Davidson County, Tennessee.

This property is improved property known as: 1645 Highwater Drive, Antioch, TN 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS MY HAND this 13th day of January, 2023.

Mina Atia

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned notary public in and for said county and state, the within named bargainor, Mina Atia, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2023.

Notary Public

My commission expires: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY