QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 962408 DEEDQC
01/19/2023 10:31:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230119-0004387

W-FB-22-291

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

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 THE 18th DAY OF Jan., 2023

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evon Habib, an unmarried woman	**NEW OWNER**	
(NAME)	(NAME)	**119-04-0-025-00**
291 Lawndale Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2647		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NIHAL HANNA, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **EVON HABIB, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Glencliff Estates, Section Four, of record in Book 1835, Page 79, Register's Office for said County.

Said Lot No. 52 fronts 169.9 feet on the Northerly margin of Lawndale Drive, as measured along a slight curve, and extends back 295.0 feet on the Easterly line and 266.8 feet on the Westerly line to a dead line in the rear, measuring 29.0 feet thereon.

Being the same property conveyed to Nihal Hanna, married of record in 20230119-0004386, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **291 Lawndale Drive, Nashville, Tennessee 37211-2647**.

Witness my/our hand(s) this the 17 day of January, 2023.

Nihal Hanna

Nihal Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NIHAL HANNA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of January, 2023.

Lindsay B Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212