Karen Johnson Davidson County
Batch# 963952 DEEDQC
01/24/2023 10:38:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230124-0005358

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Kuvandar Essa
1352 Timber Valley Drive
Nashville, TN 37214

Send Tax Bill to:
Owner

Map-Parcel Numbers:
108-16-0-314.00

State of T
County of

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2023.

Notary Public

My Commission Expires:
9-7-26

STATE OF TENNESSEE NOTARY PUBLIC BENJAMIN SEAMON DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALAA HASSAN FARAJ** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **KUVANDAR ESSA,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1352 Timber Valley Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20th day of January, 2023.

By: Alaa Hassan Faraj

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal this 20 day of January, 2023.

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9.21.26

Michelle Martin
Notary Public

Exhibit A

Land in Davidson County, Tennessee, being lot No. 77B on the Plan of Percy Priest Woods, Section Two, Zone Lot Division, Lots Nos. 77 and 79, of record in Plat Book 6250, Page 582, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kuvandar Essa, a married man, and his wife Alaa Hassan Faraj from Melanie Beach-West, married, dated April 23, 2015, of record in Instrument Number 20150427-0037250, said Register's Office.