Karen Johnson Davidson County
Batch# 969541 AFFIDAVIT
02/10/2023 03:01:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20230210-0010023

THIS INSTRUMENT WAS PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

AFFIDAVIT IN FURTHERANCE OF TITLE

This affidavit is given for the purpose of correcting or clarifying recording references contained in the Warranty Deed, between Nabil Attana and Sammy Said, as tenants in common, "the Grantors" and Mustafa Jaafar, "the Grantee", dated September 26, 2019 and filed of record in Instrument No.20191004-0101995, in the Register's Office for Davidson County, Tennessee.

Comes now, Greg Fairbetter, who having first been duly sworn according to law, depose and say:

1. That I am the Managing Member of Broker Title & Escrow, LLC.

2. The Warranty Deed erroneously contained an inaccurate derivation clause:

   Being the same property conveyed to Nabil Atana and Sammy Said, as tenants in common by Warranty Deed from Raymond L. Smith, Jr., Lindsay Mencer, James Nicholas Smith and Walter Smith dated June 19, 2-19, of record in Instrument No. 20190717-0069793, Register's Office Davidson County, Tennessee.

3. The above referenced Instrument No. 20190717-0069793 was VOIDED by the Davidson County Register's of Deeds Office because the simultaneously recorded Affidavit of Heirship did not include the mentioned "Exhibit A".

4. The Affidavit of Heirship has since been recorded in Instrument No. 20221220-0131310 and the Warranty Deed has since been recorded in Instrument No. 20221220-0131311, in the Register's Office for Davidson County, Tennessee.

   See attached Exhibit A and B for copies of the Voided Documents.

5. The Warranty Deed is hereby corrected to reflect the accurate derivation clause:

   Being the same property conveyed to Nabil Atana and Sammy Said, as tenants in common by Warranty Deed from Raymond L. Smith, Jr., Lindsay Mencer, James Nicholas Smith and Walter Smith dated June 19, 2019, of record in Instrument No.20221220-0131311, Register's Office Davidson County, Tennessee.

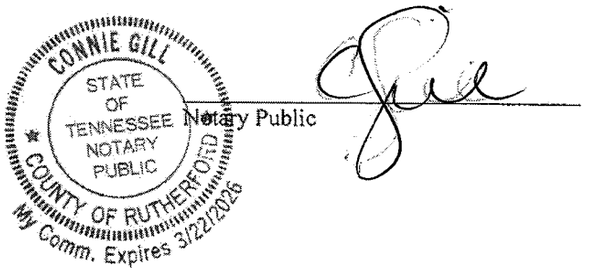
Further Affiant Sayeth Not.

Broker Title & Escrow, LLC

Greg Fairbetter, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of January, 2023.



Notary Public

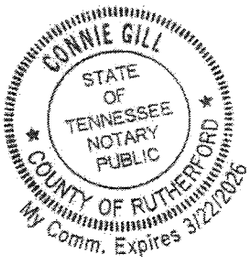
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for the State of Tennessee, personally appeared Greg Fairbetter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Broker Title & Escrow, LLC the within named bargainor, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Managing Member.

Witness my hand, at Nashville, Tennessee this 19th day of January, 2023.

My Commission Expires:

Notary Public



Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/19/23 (date of document).

Affiant Signature

2/8/23
Date

State of Tennessee

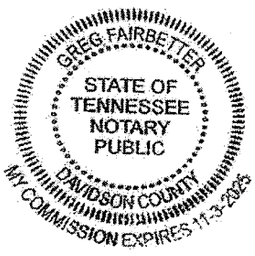
County of Davidson

Sworn to and subscribed before me this 8th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212

Exhibit A

NAME AND ADDRESS OF OWNER:
Raymond Smith, Jr., Lindsay Mencer,
James Nicholas Smith, and Walter Smith
58 Tusculum Rd.
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX NOTICES TO:
Same as above

Map & Parcel: 162 08 0 007.00

AFFIDAVIT OF HEIRSHIP

STATE OF Kentucky)
)
COUNTY OF Warren)

The undersigned being duly sworn, deposes and says:

1. I, Pat Hayes am a citizen of Lee County, State of (BC) ~~Tennessee~~ Florida and I am acquainted with the family of Raymond L. Smith (AKA Raymond Lee Smith).

2. I have personal knowledge of the matters stated in this Affidavit.

3. Raymond L. Smith (AKA Raymond Lee Smith), who was a resident of Davidson County, State of Tennessee, died on November 10, 2016.

4. At the time of his death, Raymond L. Smith (AKA Raymond Lee Smith) was unmarried, had four living children, Raymond Smith, Jr., Lindsay Mencer, James Nicholas Smith, and Walter Smith, and no children that predeceased him.

5. At the time of his death, Raymond L. Smith (AKA Raymond Lee Smith) held title to the property described on the attached Exhibit A.

Karen Johnson Davidson County
Batch# 257895 AFFIDAVITH
07/17/2019 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190717-0069792

Further affiant sayeth not.

Pat Hayes

STATE OF Kentucky)
)
COUNTY OF Warren)

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

Witness my hand at office this 19 day of June, 2019.

Barbara Robertson
Notary Public
My commission Expires: 8-1-2019

BARBARA ROBERTSON
Notary Public
Kentucky - State at Large
My Commission Expires Aug 1, 2019

T.C.A. § 67-4-409 (a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409 (a)(5) further provides the valuation oath is unnecessary, the Affidavit being used to evidence transfer of title to the herein described property to the heirs-at-law.

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021



Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212

Exhibit B

NAME AND ADDRESS OF NEW OWNERS:
Nabil Attana and Sammy Said
505 Childe Haroldsare
Brentwood TN 37027

SEND TAX BILLS TO:
SAME

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 257895 DEEDWARR
07/17/2019 09:25:30 AM 5 pgs
Fees: $28.00 Taxes: $643.06
20190717-0069793

WARRANTY DEED

WITH ADMINISTRATOR'S QUITCLAIM

(Tax Parcel ID # 162 08 0 007.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Raymond Smith, Jr., Lindsay Mencer, James Nicholas Smith, and Walter Smith,** have bargained and sold and do hereby transfer and convey unto **Nabil Atana and Sammy Said, as tenants in common,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 75 feet on the northerly margin of Tusculum Road and runs back between lines 146.7 feet on the easterly side line and 146.3 feet on the westerly side line to a line at the rear measuring 75 feet thereon.

Being the same property conveyed to Raymond L. Smith by Quitclaim Deed filed for record on December 9, 1991 in Book 8503, page 794, of the Register's Office of Davidson County, Tennessee. The said Raymond L. Smith (AKA Raymond Lee Smith) died intestate November 10, 2016, and was survived by Raymond Smith Jr, Lindsay Mencer, James Nicholas Smith, and Walter Smith, being his heirs at law as evidenced by Affidavit of Heirship of record in Record Book _____, page

201907170069792

_____, said Register's Office.

This conveyance is subject to: Covenants, Conditions and Restrictions of Antioch Park of record in Book 3861, page 744, said Registers Office; All matters as set forth per Book 3600, page 962, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their successors and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2019 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Raymond Smith, Jr., Administrator of the Estate of Raymond L. Smith (AKA Raymond Lee Smith) hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

[This space intentionally left blank.]

WITNESS OUR HANDS AND SIGNATURES on this the 19th day of June, 2019.

Raymond Smith, Jr.

Lindsay Mencer

James Nicholas Smith

STATE OF Kentucky

COUNTY OF Warren

Personally appeared before me, Raymond Smith, Jr., Lindsay Mencer, and James Nicholas Smith with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of June, 2019.

Notary Public
My Commission Expires: 8-1-2019

BARBARA ROBERTSON
Notary Public
Kentucky - State at Large
My Commission Expires Aug 1, 2019

Walter Smith

Walter Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Walter Smith with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of June, 2019.

Notary Public
My Commission Expires: 1-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $173,800.00.

Affiant

Witness my hand at office this 20th day of June, 2019.

Notary Public

Commission expires:
11/5/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212