This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Logos Realty Closing Services, Inc. 301 S Perimeter Park Dr., Ste. 214 Nashville, TN 37211		STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 13th day of February, 2023 Notary Public
Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Nabil H. Khalil 2287 Preserve Circle Antioch, TN 37013	NEW OWNER	175-2-F-92CO

JUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/202

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **Nabil H. Khalil, unmarried** hereinafter called "Grantor", does hereby transfer and convey unto **Nabil H. Khalil, unmarried and Nagwa Habib, unmarried, as tenants in common with rights of survivorship** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Being all of Lot No. 92, on the plan of Final Plat, The Preserve, Phase 2, according to plat and survey appearing of record in Instrument Number 20201006-0115865, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated February 3, 2021, appearing of record in Instrument Number 20210204-0016498, of the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 972819 DEEDQC
02/21/2023 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0012312

202302210012312

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument Number 20201117-0135299; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180402-0030461 and Instrument Number 20190524-0049357; Right-of-Way Easement conveyed to Colonial Pipeline Company dated July 19, 1963 of record in Book 3612, page 243; Right-of-Way containing 0.08 acres vested in the State of Tennessee by Judgment of record in Book 4099, page 599; Supplemental Right-of-Way Agreement of record in Book 4603, page 29, wherein an additional 30 foot strip of land adjacent to the right of way of record in Book 3612, page 243; Easement for ingress and egress purposes, said easement is described on the survey dated March 18, 1985, by Olsen, Zarnick, & Seybert, Inc. designated as Service No. 85-129 and called the Qwest Microwave, Inc. Plan as shown on an unrecorded contract for sale of real estate; That portion of the premises embraced within the bounds of any streets, roads, or highways; Subject to any unrecorded leases pertaining to the use of the cell tower located upon the subject property; Easement for ingress and egress granted to Qwest Microwave V, Inc. by deed from Wilfred T. Pack and wife, Elizabeth G. Pack of record in Book 6592, page 214; Perpetual Easement for Highway Purposes of record in Book 4097, page 494; Title to that portion of the premises embraced within the bounds of Old Hickory Boulevard; and to any and all matters shown on said plat and survey of record in Instrument Number 20201006-0115865; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Being the same property conveyed to Nabil H. Khalil, a single man by deed of record in Instrument No. 202106250086608, Register's Office for Davidson County, Tennessee.

This is improved property known as 2287 Preserve Circle, Antioch, TN 37013

Executed by our hands this the 13th Day of February, 2023.

NABIL H. KHALIL

Nabil H. Khalil

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 13th Day of February, 2023, before me personally appeared Nabil H. Khalil, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this the 13th Day of February, 2023.

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 2/13/2023 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 2/17/23

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 2/17/23 .

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

