Karen Johnson Davidson County
Batch# 977986 DEEDQC
03/07/2023 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230307-0016370

Name and Address of New Owner:
Hanna Anki and Walid Anki
125 Bella Vista Drive
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 04307011500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hanna Anki and Walid Anki,** "the Grantors," convey and quitclaim unto **Walid Anki, married, Marco Anki, married, Milad Anki, single and Alex Anki, single, as tenants in common,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 13, on the Plan of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 50 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record described according to a survey made by Harvey Gee, Surveyor, August 5, 1964, as follows:

BEGINNING at a point on the westerly margin of Myatt Drive 115.02 feet southerly from the intersection of the westerly margin of said Myatt Drive and the southerly margin of Thornton Avenue said point being the westerly corner of Lot No. 49 on said unrecorded plan; thence with the westerly margin of said Myatt Drive northerly 95.6 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 30.8 feet to the southerly margin of Thornton Avenue; thence with the same westerly 116.63 feet; thence southerly 77.5 feet to the corner of Lots 49 and 50 on said plan; thence with the line between said two lots easterly 136 feet to the beginning.

Included within the above described property but expressly Excluded from this conveyance is that certain property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4383, Page 817, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to Hanna Anki and Walid Anki by Warranty Deed from John Douglas Evans and Melinda Evans, husband and wife, dated 2/17/2023 and filed of record in Instrument No. 20230221-0012297, Register's Office for Davidson County, Tennessee.

Improved property known as: 330 Myatt Drive, Madison, TN 37115

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 21st day of February, 2023.

Hanna M. Anki (SEAL)
Hanna Anki

Walid Anki (SEAL)
Walid Anki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2023, before me personally appeared Hanna Anki and Walid Anki, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2023.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the ~~actual~~ consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of February, 2023.

Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

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 2/21/23 (date of document).

Affiant Signature

3/7/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

