Karen Johnson Davidson County
Batch# 979743 DEEDQC
03/13/2023 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0017945

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$0.00** - .

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 2 / 23 /2023 .

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: Hussein Recordings

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP PARCEL**
Mayyadah Alwiswasee 1217 Spruell Drive Nolensville, TN 37135	**SAME**	061-10-0-135.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **MAYYADAH ALWISWASEE, married**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **MHRT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in County, State of , described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31, on Maplewood Heights Subdivision, as shown of record in Book 547, page 77-78, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Mayyadah Alwiswasee, married by Quitclaim Deed from Hussein Alnuaimi, married, dated March 16, 2022, recorded on March 24, 2022, in Instrument No. 20220324-0034217, Register's Office for Davidson County, Tennessee.

This is not the marital residence of Mayyadah Alwiswasee at the time of conveyance.

Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Being also known as 4112 Sunders Avenue, Nashville, TN 37216.

[SIGNATURE(S) ON FOLLOWING PAGE]

[SIGNATURE PAGE OF THE QUITCLAIM DEED]

Witness my/our hand this the 23 day of February, 2023.

Mayyadah Alwiswasee

STATE OF TN

COUNTY OF Williamson

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

Witness my hand and official seal at office the 23 day of February, 2023.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 9/30 2024

Certificate of Authenticity

I, Kimberly Hollingshead, 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 2-23-2023

Kimberly Hollingshead, Esq.

2-23-2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of February, 2022.

Notary Signature

My Commission Expires 4/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON