This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20625-AP

Karen Johnson Davidson County
Batch# 981899 DEEDQC
03/17/2023 01:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230317-0019507

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Bashar Halwani
Affiant

Subscribed and sworn to before me, this the 17th day of March, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bashar Halwani Rula Halwani 405 Springer Court Brentwood, TN 37027	New Owner	**181-2-A-222.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Sam Hassan Halwani, Rana Halwani Ajlani and Bashar Halwani** ("Grantor") do/does hereby quitclaim and convey unto **Bashar Halwani and Rula Halwani, husband and wife** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain condominium unit situated in Davidson County, Tennessee, being Unit N-7, and the appurtenant interest in the common elements of Lenox Creekside, Phase VII, created and established under the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, said Master Deed being of record in Instrument No. 20060306-0025686; as amended and supplemented in Instrument No. 20060606-0066938; Instrument No. 20070801-0091466; and in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Lenox Creekside, Phase VII, attached as exhibit to said Master Deed, as amended and supplemented. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lenox Creekside provided in said Master Deed, as amended and supplemented, together with the By-Laws, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Sam Hassan Halwani, Rana Halwani Ajlani and Bashar Halwani by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, dated November 30, 2016, recorded December 1, 2016, of record in Instrument No. 20161201-0126195, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **8131 Lenox Creekside Drive, N-7, Antioch, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2023.

GRANTOR:

Signed with Stavvy:
Sam Hassan Halwani
vP3RvIoXe
Sam Hassan Halwani

Signed with Stavvy:
Rana Halwani Ajlani
vbe3rJrV9
Rana Halwani Ajlani

Bashar Halwani
Bashar Halwani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared through Audio and Video communication Sam Hassan Halwani and Rana Halwani Ajlani, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of March 2023.

C. M. CORRIVEAU
State of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2025

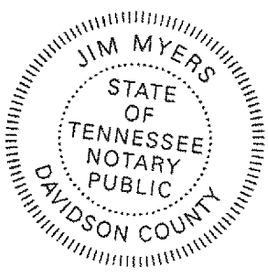
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy:
C. M. Corriveau
27nRJCyz6
Notary Public
My Commission expires: 3/3/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Notary Public of the State and County aforesaid, personally appeared Bashar Halwani, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March 2023.



Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-17-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-17-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM