This Instrument was Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 990981 DEEDQC
04/12/2023 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230412-0026956

QUITCLAIM DEED

Name & Address of New Owner(s):	Send Tax Bill(s) To:	Map & Parcel No.:
Nader Wasif 5720 Chadwick Ln. Brentwood, TN 37027	New Owner(s)	160-16-0A-004.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, **NADER WASIF, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **NADER WASIF, AN UNMARRIED MAN AND NARDIN HANNA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Montgomery Place, Section One, of record in Plat Book 7900, page 708 and corrected in Book 9380, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NADER WASIF, AN UNMARRIED MAN, by Warranty Deed from LUCIUS M. LAMAR, AN UNMARRIED MAN, dated February 16, 2023, of record in Instrument No. 20230222-0012389, said Register's Office.

This is "Improved" property known as 5720 Chadwick Ln., Brentwood, TN 37027. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of April, 2023.

Grantor:

Nader Wasif

Nader Wasif

Grantor:

Nardin Hanna

Nardin Hanna

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **NADER WASIF AND NARDIN HANNA**, the within named 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, at office, this 11th day of April, 2023.

Notary Public

My commission expires: Jan 17, 2027

CARRIE NORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 17, 2027

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Hillary Torrence
AFFIANT

Sworn to and subscribed before me, this 11th day of April, 2023.

Notary Public

My Commission Expires: Jan 17, 2027

CARRIE NORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 17, 2027

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on 4-12-23.

Signature

4-12-23
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

April 12, 2023
Date

My Commission Expires: Jan 17, 2027