Karen Johnson Davidson County
Batch# 994549 DEEDQC
04/20/2023 11:47:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230420-0029178

THIS INSTRUMENT PREPARED BY:

Darian B. Andersen
General Counsel, PC
1015 Waterwood Parkway Ste. GA1
Edmond, OK 73034
405-330-2235

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel Numbers:
Imad Abdulkareem Raheem Arkawazi 950 Brittany Park Dr. Apt 404 Antioch, TN 37013	New Owner	Map: 162-00-0 Parcel: 072.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOHN KNOXVILLE, MARRIED***, by these presents do hereby quitclaim and convey unto **IMAD ABDULKAREEM RAHEEM ARKAWAZI, MARRIED***, his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being bounded on the North by Benzing R**oad,** the East by property of Charles R. Wilkerson; the South by property to be deeded to **Mrs. Pauline** Peay; the West by property to be deeded to Mrs. Pauline Peay and further described as **follows:**

My Commission Expires:

BEGINNING at a pin in the fence line on the south margin of Benzing Road 15 feet from the center line, being the NW corner of this tract and further identified as being East 491.3 feet with said margin from the NE corner of (now or formerly) Clarence Griggs; thence with East line property to be deeded to Mrs. Peay S-2 deg. 04' W 138.0 feet to a pin by corner post; thence with fence line, being North fence of property to be deeded to Mrs. Peay S-89 deg. 11' E 160.0 feet to a pin in west line of Charles R. Wilkerson N-0 deg. 23'-E 135.2 feet to a pin fence line on South margin of Benzing Road 15 feet from the center line; thence with said margin 15 feet from and parallel with center line N-88 deg. 10' W 156.00 feet to the beginning, containing 0.50 acres more or less.

Being the same property conveyed to Imad Arkawazi, by deed from Charles **Albert Driver and George Allen Peay, of record in Instrument No. 20141226-0117745,** dated December 23, 2014 and recorded December 26, 2014, said Register's Office.

*Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

This is improved property also known as 535 Benzing Road, Antioch, TN 37013.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 27 day of March, 2023

John Knoxville

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Knoxville with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of March, 2023.

Notary Public

My Commission Expires: Affix Seal

Dec 30, 2026

TOM J. ALLEN
Notary Public - California
San Diego County
Commission # 2432822
My Comm. Expires Dec 30, 2026

STATE OF California

COUNTY OF San Diego

The actual consideration for this transfer is $ 1.00.

Subscribed and sworn to before me this 27th day of March, 2023.

Affiant

Notary Public

My commission expires Dec 30, 2026 Affix Seal

STATE OF ~~TENNESSEE~~

COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within ~~named John Knoxville~~ with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the ____ day of _____, 2023.

_____

Notary Public

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer is $ 1.00.

Subscribed and sworn to before me this 20 day of April, 2023.

_____

Affiant

RHB

Notary Public

My commission expires 01/06/2025 Affix Seal

RAIZA H. DRENNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY