Karen Johnson Davidson County
Batch# 1012605 DEEDQC
06/08/2023 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230608-0043715

Name and Address of New Owner:
Kifah Baiee, Ahlam Al Habeeb, Hasan Baiee and Muntandher Baiee
821 Tintern Abbott Court
Nashville, TN 37211

Send Tax Bills To:
First Bank
722 Columbia Ave.
Franklin, TN 37064

This Instrument Prepared By:

CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 161 10 0B 174.00

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, **Kifah Baiee and Ahlam Al Habeeb, husband and wife, and Hasan Baiee, a single man** "the Grantor," convey and quitclaim unto **Kifah Baiee and Ahlam Al Habeeb, husband and wife, Hasan Baiee, a single man, and Muntadher Baiee, a single man, as joint tenants with rights of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Villages of Brentwood Phase Eleven of record in Book 9700, Page 949, 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 Kifah Baiee and Ahlam Al Habeeb, husband and wife and Hasan Baiee, a single man, as joint tenants with rights of survivorship by virtue of a deed from H & N Trust, recorded on 12/30/2022 in Instrument #202212300134122 in the official records of the Davidson County Recording Office.
>
> Property Address: 821 Tintern Abbott Court Nashville, TN 37211

Grantor 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).

GRANTOR, 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, Grantor have executed this Quitclaim Deed on the 29th day of March, 2023.

Kifah Baieee

Ahlam Al Habeeb

Hasan Baiee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of March , 2023, before me personally appeared Kifah Baiee, Ahlam Al Habeeb and Hasan Baiee 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 29th day of March, 2023.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

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 29th day of March, 2023.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 29, 2023.

J. Carlton Drumwright

March 29, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 29, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY