Karen Johnson Davidson County
Batch# 1024559 DEEDQC
07/10/2023 02 44 49 PM 2 pgs
Fees $12 00 Taxes $0 00
20230710-0052680

PREPARED BY:
Closed Title
2260 Murfreesboro Pike
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value,
whichever is greater, for this transfer is $0 00

AFFIANT

Subscribed and sworn to before me
this 26th day of May, 2023

My Commission Expires

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

ADDRESS OF NEW OWNER:

Antonius Taneous
2725 SparrowgapTrail
Antioch, TN 37013

SEND TAX BILLS TO·
Antonius Taneous
2725 Sparrowgap Trail
Antioch, TN 37013

Map & Parcel·

164-03-0-E-009.00.CO

QUITCLAIM DEED

In consideration of $10 00, and other good and valuable consideration **Antonius Taneous and Eman Awad, husband and wife** ,Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to, **Antonius Taneous and Eman Awad, .usband and wife, Merit Taneous, unmarried, Mera Taneous, unmarried and Marina Taneous, umnarried**, Grantee Said property conveyed herein is described as follows

Land in Davidson County, Tennessee, being Lot No. 9 on the Final Plat of Hamilton Church Manor, Phase 2, of record in Instrument No. 20220104-0001231, in the Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Antonios Taneous and Eman Awad, Husband and Wife, by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20230104-0000543, Register's Office for Davidson County, Tennessee, dated December 30, 2022 and recorded on January 4, 2023.

This is real property commonly known as 2725 Sparrowgap Trail, Antioch, TN 37013

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of May, 2023

Antonios Taneous

Eman Awad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Antonios Taneous and Eman Awad**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal, at office, this 26th day of May, 2023

Notary Public

My Commission Expires.

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