BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1027049 DEEDQC
07/17/2023 03 02 20 PM 2 pgs
Fees $12 00 Taxes $0 00

20230717-0054866

QUITCLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO·	MAP & PARCEL
Wisam Titi & Adreanna Titi 5264 Catspaw Drive Antioch, TN 37013	New Owner	13302023200 & 13302023300

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Yaseen Titi and wife, Kamleh Titi** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Wisam Titi and Adreanna Titi, as Tenants in Common with Rights of Survivorship,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Parcel 1: Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sunrise Heights Addition, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 58.9 feet on the westerly side of Nolensville Pike or Road and runs back between parallel lines with the southerly margin of Elgin Street, a distance of 150 feet to an alley (as per deed and plat) (Survey dated 2/25/07 by Campbell, McRae & Associates TN #1838 shows the above distance of 150 feet to be a distance of 143 feet, more or less, due to a widening of Nolensville Pike or Road.)

Being the same property conveyed to Yaseen Titi and wife, Kamleh Titi by Warranty Deed of record in Instrument No. 20120216-0013649, in the Register's Office for Davidson County, Tennessee.

AND Parcel 2: Being Lot No. 5 on the Plan of Sunrise Heights Addition, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly side of Nolensville Pike or Road and runs back between parallel lines 150 feet to an alley (as per deed and plat) (Survey dated 2/25/07 by Campbell, McRae & Associates TN #1838 shows the above distance of 150 feet to be a distance of 143 feet, more or less, due to a widening of Nolensville Pike or Road.)

Being the same property conveyed to Yaseen Titi and wife, Kamleh Titi by Warranty Deed of record in Instrument No. 20120216-0013649, in the Register's Office for Davidson County, Tennessee.

Being also known as 3403-3405 Nolensville Pike, Nashville, TN 37211.

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

Witness my hand this 12th day of July, 2023

YASEEN TITI

KAMLEH TITI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Yaseen Titi and Kamleh Titi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2023.

Commission expires·

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2023.

Notary Public

JOHN WANG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
01/06/2024
DAVIDSON COUNTY

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON