Karen Johnson Davidson County
Batch# 1035198 DEEDQC
08/07/2023 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230807-0060923

Name and Address of New Owner:
Zeinab Alassaadi, Saad Alassaadi, and Ali Alassaadi
1137 White Mountain Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135 14 0A 037.00

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, **Zeinab Alassaadi and Saad Alassaadi,** "the Grantor," convey and quitclaim any interest they have unto **Zeinab Alassaadi and Saad Alassaadi** and **Ali Alassaadi, Joint Tenants with Right of Survivorship,**" the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 37 on the Plan of Pinnacle Point Subdivision, Phase II, as shown by plat of record in Plat Book 6900, Page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zeinab Alassaadi and Saad Alassaadi by QuitClaim Deed from Zeinab Alassaadi, a single woman, recorded on September 12, 2022, and of record in ~~Instrument No. 20220912-0101728, Register's Office for Davidson County, Tennesssee.~~

Being the same property conveyed to Zeinab Alassaadi, a single woman from Saad Waed Alassaadi by Warranty Deed dated October 19, 2019, of record in Instrument No. 20191022-0108155, said Register's Office.

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 GRANTEE, 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 4th day of August 2023.

_____(SEAL)
Zeinab Alassaadi

_____(SEAL)
Saad Alassaadi

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Zeinab Alassaadi, 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 and official seal this 4th day of August 2023.

_____
Notary Public
My commission expires: _____

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Saad Alassaadi, 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 and official seal this 4th day of August 2023.

_____
Notary Public
My commission expires: _____

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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)

Sworn to and subscribed before me this 4th day of August 2023.

_____
Notary Public My commission expires: _____

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 AUGUST 4, 2023 (date of document).

Regina Sullo
Affiant Signature

AUG. 7, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 7 day of AUGUST, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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