Karen Johnson Davidson County
Batch# 1041906 DEEDQC
08/23/2023 01:35:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230823-0065969

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	162-00-0-071-00

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 lying in the 6th Civil District of Davidson County, Tennessee, to wit:

Bounded on the North by Benzing Road; the East by property of Charles A. Driver; the South by property to be deeded to Charles R. Wilkerson; the West by property of Pauline H. Peay.

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 647.3 feet with said margin from the NE corner of (now or formerly) Clarence Griggs; thence with East fence line of Pauline N. Peay S 0° 23' W 135.2 feet to a pin in fence corner; thence with north fence line of a property to be deeded to C. R. Wilkerson S 87° 17' E 143.0 feet to a pin in West line of Charles A. Driver 20 feet east of fence corner; thence with West line (partly fenced) of Driver N 6° 1' E 136.0 feet to a pin in fence corner on south margin of Benzing Road 15 feet from center line; thence with said margin, 15 feet from and parallel with center line N 87° 30' W 156.0 feet to the beginning, containing 0.46 acres, more or less.

Being the same property conveyed to John Knoxville by Imad Abdulkareem R. Arkawazi, by deed of record in Instrument No. 20170417-0037175, dated April 17, 2017, 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 529 Benzing Road, Antioch, TN 37013-4140.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 3 day of July, 2023

John Knoxville

IC

STATE OF N/A

COUNTY OF N/A

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 N/A day of N/A, 2023.

N/A
Notary Public

My Commission Expires: N/A

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ N/A $1.00

Subscribed and sworn to before me this 21 day of AUGUST, 2023.

IMAD ARKAWAZI
Affiant

RHB
Notary Public RAIZA DRENNON

My commission expires 01/06/2025 Affix Seal

RAIZA H. DRENNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☑ SEE ATTACHED CA
☑ JURAT
☐ ACKNOWLEDGMENT

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 3rd day of July, 20 23, by

Date *Month* *Year*

(1) John Knoxville

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who ~~appeared before~~ me.

EDISON ACUNA
Notary Public - California
San Diego County
Commission # 2405565
My Comm. Expires May 25, 2026

Signature _____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: N/A

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