Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 1053957 DEEDQC
09/26/2023 08 55 23 AM 4 pgs
Fees $22 00 Taxes $0 00



20230926-0075391

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Alfons R. Ibrahim and Mary A. Ibrahim, Trustees
Ibrahim Family Trust
1407 Mentelle Drive
Franklin, TN 37069

Send Tax Bills To.
New Owner

Map and Parcel No.
164030D14700CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ibrahim Family Enterprises, LLC, a Tennessee limited liability company**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Alfons R. Ibrahim and Mary A. Ibrahim, Trustees of the Ibrahim Family Trust dated March 22, 2002** ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **Ibrahim Family Enterprises, LLC, a Tennessee limited liability company**, by Special Warranty Deed dated December 28, 2021, from **Century Communities of Tennessee, LLC, a Delaware limited liability company**, recorded in Instrument No. 20220103-0000434, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3055 Talisman Way, Antioch, TN 37013.**

(Legal description from prior deed of record)

Alfons R. Ibrahim and **Alphonse Ibrahim** are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 18th day of September 2023.

Ibrahim Family Enterprises, LLC
By:

Alphonse Ibrahim, Member

Mary Ibrahim, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Alphonse Ibrahim**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 18th day of September 2023

Notary Public

My Commission Expires:
9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 09/23/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mary Ibrahim**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained

Witness my hand and official seal this 18th day of September 2023.

Notary Public

My Commission Expires: 9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 09/23/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 18th day of September 2023.

Notary Public

My Commission Expires:
9/23/24

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 09/23/2024

EXHIBIT A

LEGAL

LAND in Davidson County, Tennessee, being Unit No. 147, Phase I, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses of record in Instrument No. 20210826-0115250 corrected in Instrument No. 20210827-0115886, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, shown on Exhibits "B-2" to the First Amendment to the Declarations of record in Instrument No 20210119-0008158, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

EXCEPTIONS

1. The Plan of record as set out on Exhibit "B-2" to the First Amendment to the Declaration of record in Instrument No. 20210119-0008158, said Register's Office for Davidson County, Tennessee
2. The Plan of record in Instrument No. 20210312-0033541 and Ratification and Adoption of Amended and Restated Plat of record in Instrument No. 20210713-0094113, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) of record in Instrument No. 20210114-0006145 amended in Instrument No 20210119-0008158 and Ratification and Adoption of the Declaration of record in Instrument No. 20210826-0115250 and corrected in Instrument No 20210827-0115886 and By-Laws appended thereto as Exhibit "D-2", Register's Office for Davidson County, Tennessee.
4. Charter of Hamilton Church Manor Owners Association, Inc., of record in Instrument No 20210119-0008156, Register's Office for Davidson County, Tennessee
5. Charter of Hamilton Church Manor Townhouses Owners Association, Inc., of record in Instrument No. 20210119-0008157, Register's Office for Davidson County, Tennessee
6. Easements for sanitary sewers and/or drainage to the Metropolitan Government of Nashville and Davidson County by Agreed Final Order of record in Instrument No. 20090619-0057110, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190620-0059751 and Instrument No 20200730-0084116, Register's Office for Davidson County, Tennessee.
8. Letter of Responsibility regarding private utilities within the townhome portion of record in Instrument No. 20191010-0103809, Register's Office for Davidson County, Tennessee.
9. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Instrument No. 20200612-0060360, Register's Office for Davidson County, Tennessee.
10. General or special taxes and assessments required to be paid in the year 2022 and subsequent years. 2021 taxes prorated between parties at closing. Tax Map ID Number: 164-03-0-D-147.00co.

This is improved property, known as 3055 Talisman Way, Antioch, TN 37013