Name and Address of New Owner
Romany Nakhla
904 Pin Oak Drv
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1062513 DEEDQC
10/18/2023 02 04 10 PM 2 pgs
Fees $12 00 Taxes $0.00



20231018-0081773

Send Tax Bills To
Freedom Mortgage
P O Box 619063
Dallas, TX 75261

This Instrument Prepared By

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No 164-06-0B-187 00-CO

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, **Romany Nakhla, a married man, ,** "the Grantor," convey and quitclaim unto **Romany Nakhla and Heba Maksimos, husband and wife** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee

> Being all of Unit No 187, on fie plan of The Townhomes of Bradburn Village, Phase 2 Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811 of the Register's Office of Davidson County Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot
>
> Being the same property conveyed to, Romany Nakhla, a married man by Warranty deed from Nathaniel Johnson III of record in Instrument No 20210722-0098774 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 22, 2021
>
> Being also known as 795 Bradburn Village Way 187 Nashville, Tennessee 37013 Property address being provided for informational purpose only

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 26th of September, 2023

Romany Nakhla (SEAL)
Romany Nakhla

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th of September, 2023, before me personally appeared Romany Nakhla, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

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

Witness my hand, at office, this 26th of September, 2023

Laurie Damewood
Notary Signature
My commission expires

AFFIDAVIT OF VALUE

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Heba Maksimos
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Sworn to and subscribed before me this 26th of September, 2023

Laurie Damewood
Notary Signature
My commission expires