NEW OWNER:
EAMAN RADI SABAH, ET VIR
144 ISLANDIA DRIVE
NASHVILLE, TN 37217

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 1064611 DEEDQC
10/25/2023 08 41 23 AM 2 pgs
Fees $12 00 Taxes $0 00

20231025-0083461

Map & Parcel No.: 13606008300

QUITCLAIM DEED

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, I, **EAMAN RADI SABAH,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **EAMAN RADI SABAH and husband, THAER SABAH, as tenants by the entirety,** their heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 316, Plan of Priest Lake Park, Section 5, of record in Plat Book 4460, Pages 174, 175, and 176, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 316 fronts 79.69 feet along the Northerly margin of Islandia Drive, as measured along a curve and extends back 233.76 feet on the Westerly line and 131.61 feet on the Easterly line to a broken irregular rear line having a total measurement of 267.88 feet thereon.

Being the same property conveyed to EAMAN RADI SABAH, married, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated April 27, 2012, and of record in Instrument No. 20120509-0040046, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **144 ISLANDIA DRIVE, NASHVILLE, TN 37217.**

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 19 day of October, 2023.

EAMAN RADI SABAH

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EAMAN RADI SABAH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of Oct, 2023.

NOTARY PUBLIC

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 02-14-2024

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I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

AFFIANT

Sworn to and subscribed to before me this the 19 day of Oct, 2023.

NOTARY PUBLIC

My commission expires: 02-14-2024

DIANN CARMACK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY