Karen Johnson Davidson County
Batch# 1069059 DEEDQC
11/06/2023 02:53:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231106-0086820

Name and Address of New Owner:
Romany Nakhla and Heba Maksimos
904 Pin Oak Dr.
Antioch, TN 37013

Send Tax Bills To:
United Wholesale Mtg.
585 South Boulevard East
Pontiac, MI 48341

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 164-08-0A-001.00-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 Grantors," 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:

> Land in Davidson County, Tennessee, being Lot No. 206 on the Final Plat Section One Hallmark "A Cluster Lot Subdivision", of record in Instrument No. 20050315-0028142 Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Romany Nakhla, a married man by Warranty deed from Franklin S. Snider and Michelle Snider, a married couple of record in Instrument No.20231004-0078126 Register's Office for Davidson County, Tennessee, dated September 26, 2023 and recorded on October 4, 2023.

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 1st day of October, 2023.

Romany Nakhla (SEAL)
Romany Nakhla

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of October, 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 (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2023.

Laurie Damewood
Notary Signature
My commission expires:

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

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

Sworn to and subscribed before me this 1st day of October, 2023.

Laurie Damewood
Notary Signature
My commission expires:

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