AFTER RECORDING RETURN TO:
Townsgate Closing Services
420 Rouser Road
Bldg. 3, Fl 5
Moon Township, PA 15108
File No. 121463

Karen Johnson Davidson County
Batch# 1069881 DEEDQC
11/08/2023 03:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231108-0087529

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 183-05-A-140.00 CO

QUITCLAIM DEED

THIS DEED made and entered into on this 19 day of September 20 23, by and between **Nezar Ismail and Nahida Mustafa Salih, husband and wife, and Seyran Ismail and Barzan Mustafa, wife and husband,** residing at 5208 Catspaw Dr, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Nahida Mustafa Salih and Nezar Ismail, wife and husband,** residing at 5208 Catspaw Dr, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, to-wit:

Land in Davidson County, TN, being Lot No. 77 on the Plan of October Woods, Revision One, Phase Two, Section Five, of record in Book 9700, Page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property Address: 5208 Catspaw Dr, Antioch, TN 37013

Being the same property as conveyed from Arnaldo A. Hernandez and wife, Birgit Parker-Hernandez (by Arnaldo A. Hernandez, her Attorney-in-Fact) to Nezar Ismail and Nahida Mustafa Salih, husband and wife, and Seyran Ismail and Barzan Mustafa, wife and husband as set forth in Deed Instrument #201612090129533 dated 12/05/2016, recorded 12/09/2016, DAVIDSON County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nezar Ismail

Nahida Mustafa Salih

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Nezar Ismail and Nahida Mustafa Salih, the within named Grantor. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 19th day of September, 2023.

Notary Public

My Commission expires: July 9, 2024

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Seyran Ismail

Barzan Mustafa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Seyran Ismail and Barzan Mustafa, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 19th day of September, 2023.

Notary Public

My Commission expires: July 9, 2024

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Colleen Lewandowski

STATE OF Pennsylvania
COUNTY OF Allegheny

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

Notary Public
My Commission Expires: 12-15-24

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:

Nahida Salih and Nezar Ismail
5208 Catspaw Dr
Antioch, TN 37013

Name and address of property owner:

Nahida Salih and Nezar Ismail
5208 Catspaw Dr
Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Colleen Lewandowski, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sept. 19, 2023 (date of document).

Affiant Signature

9/21/2023
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 19 day of Sept, 2023

Notary's Signature

My Commission Expires: 12-15-24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries