Karen Johnson Davidson County
Batch# 1074575 DEEDQC
11/22/2023 12:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231122-0091102

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/24

(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0595

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elman Kadees and Sarah Kirolous and Erin Kirolous and Andro Balamon	Mr. Cooper	Map: 176050B19100CO
(NAME) 5136 Brookstone Court	(NAME) P.O. Box 9225	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Coppell, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELMAN KADEES, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

ELMAN KADEES, UNMARRIED AND SARAH KIROLOUS, MARRIED AND ERIN KIROLOUS, MARRIED AND ANDRO BALAMON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Hickory Woods Estates, Section C, Phase II, of record in Book 9700, Page 952, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Elman Kadees, by deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Cerificates, Series 2006-ABC1, of record in Instrument No. 20100615-0046350, dated April 16, 2010, Register's Office for said County.

This is improved property, known as 5136 Brookstone Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of November, 2023.

Kadees

Elman Kadees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

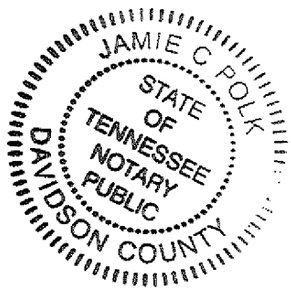
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elman Kadees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes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

Witness my hand and official seal this, 22nd day of November, 2023.

My Commission Expires:

11/2/26

Notary Public



Certification of Recorded Documents

I, Julia Wyatt, 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 November 22, 2023.

(AFFIANT) – Julia Wyatt

November 22, 2023
Date

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me November 22, 2023.

My commission expires: 7/7/27

Notary Public