Name and Address of New Owner:
Emily Awad
1240 Blairfield Drive
Antioch, TN 37013

Karen Johnson
Batch # 1079468
12/07/2023 10:15:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231207-0094521

Send Tax Bills To:
Emily Awad
1240 Blairfield Drive
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 174-11-0A-091-00-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, **Kirollos Masood, married,** "the Grantors," convey and quitclaim unto **Emily Awad, unmarried woman,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of First Revision to Cane Ridge Farms, Phase One, Seciton Three of record in Plat at Instrument No. 20020712-0084136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Kirollos Masood, married, by Warranty deed from Ribar Berwari and Zahra Berwari, husband and wife of record in Instrument No. 20210615-0080123 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 15, 2023.
>
> Being also known as 1240 Blairfield Drive Antioch, Tennessee 37013. Property address being provided for informational purpose only.

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 10 day of November, 2023.

Kirollos Masood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2023, before me personally appeared Kirollos Masood, 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.

Witness my hand, at office, this 15th day of November, 2023.

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.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of November, 2023.

Notary Signature
My commission expires:

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