NEW OWNER:

2716 Nodyne Dr LLC
c/o Maged Yanny
619 Foster Lane
Mt. Juliet, Tennessee 37122

SEND TAX NOTICE TO:
Same as above

THIS INSTRUMENT PREPARED BY
JEROME M. CONVERSE
Attorney at Law, #13753
514 South Main Street
Springfield, Tennessee 37172
Phone: 615.384.8861
(From Information Provided by Grantors)
NO TITLE CHECK and NO CLOSING

Karen Johnson
Batch # 1085581
12/27/2023 09:29:58 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231227-0099150

Map No. 96
Group 13
Parcel No. 44.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 22 day of Dec, 2023, by MAGED YANNY, a married person and a resident of Wilson County, Tennessee, Party of the First Part; and 2716 NODYNE DR LLC, a Tennessee Limited Liability Company, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of ONE DOLLAR ($1.00), in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and QUITCLAIMED, and does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, successors and assigns, all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee being all of Lot No. 89, Plan of Perry Heights, according to plat and survey of same appearing of record in Plat Book 2900, Page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

SAID Lot No. 89 fronts 80.4 feet on the Northerly side of Nodyne Drive and runs back between lines, 179.3 feet on the Westerly line and 170 feet on the Easterly line to a dead line in the rear on which it measures 64 feet.

AND BEING the same property conveyed to Maged Yanny, married, by Tammy L. Person, unmarried, individually and as devisee under the Last Will and Testament of Raymond B. Scott in a Warranty Deed of record in Instrument No. 20200214-0017332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 2716 Nodyne Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS SUBJECT TO any limitations, restrictions, conditions, encroachments and encumbrances as may affect the premises and conditions of record in the Register's Office for Davidson County, Tennessee.

Property Taxes are allocated based on mutual agreement of the Parties. Possession is granted as of the date of this deed.

IN WITNESS WHEREOF, the said Party of First Part and Party of the Second Part have hereunto set his hand and seal the day and year first above written.

MAGED YANNY

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAGED YANNY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22 day of Dec 2023.

NOTARY PUBLIC

JEROME M. CONVERSE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03/27/2027

My Commission Expires: 3-27-27

STATE OF TENNESSEE)
COUNTY OF Robertson)

I hereby swear or affirm that the actual consideration for this transfer is $ -0-.

AFFIANT

SUBSCRIBED and SWORN to before me this the 22 day of Dec, 2023.

NOTARY PUBLIC/Register

JEROME M. CONVERSE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03/27/2027

My Commission Expires: 3-27-27