NEW OWNER:

1041 Patio 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 Davidson County
Batch # 1085581 DEEDQC
12/27/2023 09:29:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231227-0099152

Map No. 108
Group 3
Parcel No. 139.00

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 1041 PATIO 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:

BEING Lot No.129A in Zone Lot Division, Patio Villa, Section 6, of record in Plat Book 6250, Pages 570 and 571, amending Plat Book 6250, Page 489, Register's Office for said County, to which reference is made for a more complete description.

AND BEING the same property conveyed to Maged Yanny, a married man, by Gus Awali, a married man, in a Warranty Deed of record in Instrument No. 20210518-0066733, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6555, Page 576, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 570 and 571, amending Plat Book 6250, Page 489, said Register's Office; (3) Rules and Regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee; (4) Easement for Water Mains of record in Book 6021, Page 919 and Book 7748, Page 488, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Book 6021, Page 914 and Book 7748, Page 436, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property known as 1041 Patio 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

My Commission Expires: 3-27-27

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

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

My Commission Expires: 3-27-27

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