NEW OWNER:

1212 Timber Valley 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

20231227-0099153

Map No. 108
Group 12
Parcel No. 171.00

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 1212 TIMBER VALLEY 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. 112-B, Zone Lot Division Lots 39, 40, 42, 118, 119 and 120, East Lake Subdivision, Section Four, of record in Plat Book 6250, Page 246 amended Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

AND BEING the same property conveyed to Maged Yanny, a married man, by Gus Awali in a Warranty Deed of record in Instrument No. 20190924-0096740, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:
***Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.**
***Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 246, Register's Office for Davidson County, Tennessee.**
***Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5689, Page 686, and Book 5761, Page 355, Register's Office for Davidson County, Tennessee.**

This is improved property known as: 1212 Timber Valley 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