NEW OWNER:

2436 Scott 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 Davidson County
Batch # 1085581 DEEDQC
12/27/2023 09:29:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231227-0099154

Map No. 149
Group 3
Parcel No. 115.00

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 2436 SCOTT 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:

LAND in Davidson County, Tennessee, being Lot No. 12B on the Plan of Zone Lot Division, Edge O Lake Villa, Lots 9 through 15, as of record in Book 5200, Page 644, as amended in Book 6900, Page 376, and as corrected by Surveyors Certificate of record in Book 8481, Page 783, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

AND BEING the same property conveyed to Maged Yanny by Lashun Clayton and Beverly K. Clayton, a married couple, in a Warranty Deed of record in Instrument No. 20180912-0090689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2436 Scott Valley Drive, Nashville, Tennessee 37217.

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