Name and Address of New Owner:
Nadrh Saweres & Ashraf Saweres
2661 Oak Forest Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1090870 DEEDQC
01/11/2024 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240111-0002529

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149010A03600CO

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, **Nadrh Saweres, a married woman,** "the Grantors," convey and quitclaim unto **Nadrh Saweres and Ashraf Saweres, wife and husband,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan or Mullen Valley, Phase 2, of record in Book 6250, Page 477, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 36 fronts 66.00 feet on the southeasterly side of Franklin Limestone Road and fronts a total of 62.37 feet on the southwesterly side of Mullen Circle said frontages being joined by a curve which measures 39.27 feet and runs back 98.48 feet on the southeasterly line and 109.52 feet on the southwesterly line to a point of beginning.
>
> Being the same property conveyed to Nadrh Saweres by Warranty Deed from The Estate of Ann E. Keogh, dated December 27, 2023, of record in Instrument No. 202401110002527 ,Register's Office for Davidson County, Tennessee.

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 27th day of December, 2023.

Nadrh Saweres (SEAL)
Nadrh Saweres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2023, before me personally appeared **Nadrh Saweres**, 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 27th day of December, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 27th day of December, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202401110002529

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/27/23 (date of document).

Affiant Signature

1/11/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

