Karen Johnson
Batch # 1092084
01/22/2024 04:01:00 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240122-0003563

PREPARED BY:
Closed Title
2260 Murfreesboro Pike
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 5th day of January, 2023.

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER:
Faris A. Bedawi
4529 Red Bark Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel:
147-06-0-201.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Faris A. Bedawi and Roa Khalaf Maen, husband and wife,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Faris A. Bedawi,** Grantee. Said property conveyed herein is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 264 of Caldwell Country Estates, Section V, of record in Book 3300, page 16, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Blackman Road at the corner of Lot No. 264 and Reserved Parcel "A"; thence in a southerly direction 119.49 feet from said corner to a point; thence south 60.1 feet; thence in a southeasterly direction 196.5 feet to the northwest margin of Edmonson Pike; thence northeast 97.21 feet to the beginning of a curve; thence with said curve having a radius of 25 feet in a northwest direction 33.93 feet to the southerly margin of Blackman Road; thence with said margin in a northwesterly direction 133.94 feet to the point of beginning.

BEING the same property conveyed to Faris A. Bedawi and Roa Khalaf Maen, husband and wife, by Quit Claim Deed from Faris A. Bedawi, married, dated June 16, 2021, recorded on June 23, 2021, in Instrument No. 20210623-0085133, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 5001 Edmondson Pike, Nashville, TN 37211.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 5th day of January, 2024.

Faris Bedawi

Roa K. Maen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Faris Bedawi and Roa K. Maen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 5th day of January, 2024.

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25