Karen Johnson
Batch # 1092088
01/22/2024 04:05:12 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240122-0003569

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:
Roa K. Maen
4529 Red Bark Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel:

147 06 0 203.00

QUITCLAIM DEED

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

Land In Davidson County, Tennessee, being all of Lot No. 262, on the Plan of Section Five, Caldwell Country Estates, as shown by plat appearing of record in Plat Book 3300, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Included in the above description, but expressly excluded from this conveyance is the following described property being part of Lot No. 262 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, Page 16, Register's Office for said County, described as follows:

Beginning at a point, said point being 25 feet West of the centerline of Edmondson Pike on the Northern property line; thence along the Western right-of-way line of Edmondson Pike along a curve to the right of radius 925 feet for 123.85 to a point; thence $ 40° 38' W for 18.16 feet to a point; thence along a curve to the right of radlus 25 feet for 39.27 feet to a point of the Norther right-of-way line of Suter Drive, thence along said right-of-way line N 49° 22' W for 10 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point, thence N 40° 38* E for 13.16 feet to a point; thence along a curve to the left of radius 920 feet for 123.18 feet to a point on the Northern property line of Parcel 203 on Map 147-6; thence along with property line S 57° 02' 17" E for 5 feet to the point of beginning and containing an area of 892.38, square feet, more or less.

Being the same property conveyed to Faris Bedawi and Roa K. Maen, husband and wife by Quit Claim Deed from Roa K. Maen, a married woman, of record in Instrument No. 20231106-0086814, in the Register's Office of Davidson County, Tennessee, dated October 31, 2023 and recorded on November 6, 2023.

This is real property commonly known as 5009 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

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

My Commission Expires: