QUITCLAIM DEED

Karen Johnson
Batch # 1098788
02/07/2024 01:14:09 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240207-0008693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF February 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/06/2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

Lux Title & Escrow, LLC
4911 Tennessee Ave.
Nashville, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zeinab Jassim	**New Owner**	
(NAME)	(NAME)	
512 Whispering Hills Dr.		**14715009500**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

ZEINAB JASSIM, UNMARRIED ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

ZEINAB JASSIM, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 138 ON THE PLAN OF WHISPERING HILLS SECTION ONE, 2ND REVISIONS OF LOTS 138 AND 601, OF RECORD IN INSTRUCTION NUMBER 20000321-0028513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SALEH M. AL-AKASHI, MARRIED, BY WARRANTY DEED FROM JULIE NICOLE HERRING, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20070605-0066861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SALEH M. AL-AKASHI AND ZEINAB JASSIM WERE MARRIED TO EACH OTHER ON NOVEMBER 14, 1988, AND REMAINED MARRIED TO EACH OTHER UNTIL ABSOLUTE DIVORCE ON JANUARY 24, 2024, PURSUANT TO FINAL DECREE OF DIVORCE, CASE NO. 23D-911, IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE. PURSUANT TO SAID FINAL DECREE OF DIVORCE, ZEINAB JASSIM WAS SOLELY AWARDED THE PROPERTY HEREIN, WITH SALEH M. AL-AKASHI BEING COMPLETELY DIVESTED OF ANY INTEREST HE MAY HAVE HAD. SEE FINAL DECREE OF DIVORCE, OF RECORD IN INSTRUMENT NUMBER 20240207-0008692 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE PURPOSE OF THIS QUITCLAIM DEED IS TO ESTABLISH THAT ZEINAB JASSIM IS NOW THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREIN.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY/ENTITY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: **512 Whispering Hills Dr., Nashville, TN 37211**

Witness our hands this the 1ST day of February 2024.

Zeinab Jassim

RAIZA H. DRENNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Zeinab Jassim**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1ST day of February 2024.

Notary Public
My Commission Expires: 01/06/2025