Karen Johnson
Batch # 1110835
03/13/2024 01:51:23 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240313-0017439

Name and Address of New Owner:
Said Naseef and Moussa Ibrahim
3457 Daisy Trail
Antioch, TN 37013

Send Tax Bills To:
Plains Commerce Bank
5101 S. Broadband Lane Suite#101
Sioux Falls, SD 57108

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, T N 37217

Map & Parcel No: 150-08-0-012.00

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, **Said Naseef, unmarried and Moussa Ibrahim, unmarried** "the Grantor," convey and quitclaim unto **Said Naseef, unmarried** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of The Country, Section Seven-A of record in Plat Book 6250, Page 308, in the 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 Said Naseef, unmarried and Moussa Ibrahim unmarried by Warranty Deed from JP Investments Group, LLC of record in Instrument No. 20231219-0097790 Register's Office for Davidson County, Tennessee, dated December 1, 2023 and recorded on December 19, 2023.

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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, Grantor have executed this Quitclaim Deed on the 4th day of March, 2024.

Said Naseef

Said Naseef

Moussa Ibrahim

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2024 , before me personally appeared Said Naseef and Moussa Ibrahim, 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 4th day of March, 2024.

Notary Signature
My commission expires: 3/2/25

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 4th day of March, 2024.

Notary Signature
My commission expires: 3/2/25

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