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

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1121797 DEEDQC
04/11/2024 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240411-0025930

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

Map & Parcel No: 15001023200

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

Land in Davidson County, Tennessee, being Lot No. 779 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, page 157, Register's Office for said County.

Said Lot No. 779 fronts 80 feet on the southeasterly side of Clearwater Drive and runs back between lines 135 feet on the northeasterly side line and 148.45 feet on the southwesterly side line, to a line at the rear measuring 79.14 feet thereon.

Being the same property conveyed to Nadrh Saweres by Warranty deed from ~~George W. Boardman and wife~~, Virgie W. Boardman, dated 04/09/2024 and filed of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee. 202404110025928

Improved property known as: 426 Clearwater Drive, Nashville, TN 37217

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 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, Grantor have executed this Quitclaim Deed on the 9th day of April, 2024.

Nadrh Saweres (SEAL)
Nadrh Saweres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2024, 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 9th day of April, 2024.

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

Notary Signature
My commission expires:

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-, 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 9th day of April, 2024.

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

Notary Signature
My commission expires:

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 4/9/24 (date of document).

Affiant Signature

4/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

