Karen Johnson Davidson County
Batch# 1136677 DEEDQC
05/20/2024 11:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240520-0037290

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of April, 2024.<br><br>Notary Public<br><br>My Commission Expires: 11/2/26 |

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Inji Ibrahim Jaber, Trustee<br>2025 Woodmont Boulevard #212<br>Nashville, Tennessee 37215 | SAME | 117 11 0J 212.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that 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 sufficiency of which are hereby acknowledged, **Hassane S. McHaourab**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Inji Ibrahim Jaber, Trustee of the 2025 Woodmont Blvd Trust dated April 12, 2024**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** my hand this 12th day of April, 2024.

**Hassane S. McHaourab**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

WITNESS my hand and seal, at office, this 12th day of April, 2024.

My Commission Expires:

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Notary Public

## EXHIBIT A

## Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 212, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Register's Office for Davidson County, Tennessee, said Unit being depicted on Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Hassane S. McHaourab and wife, Inji Ibrahim Jaber, by deed from Charles David Fowler, married, of record as Instrument No. 20161004-0104827.

This conveyance is subject to:

- Taxes for the current year, lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burden, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Hillmont Condominiums of record in Instrument Number 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement in Book 3921, Page 507, Register's Office for Davidson County, Tennessee.
- Grant of Easement in Instrument Number 20110930-075711, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restriction as shown of record not stated herein.

Hassane S. McHaourab and Hassan Mchaourab are one and the same person.

This is improved property known as 2025 Woodmont Boulevard #212, Nashville, Tennessee 37215.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/12/24.

5/15/24
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 15th day of May, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

