Karen Johnson Davidson County
Batch # 1136750 DEEDQC
05/20/2024 01:26:03 PM 2 pgs
Fees: $13.00 Taxes: $18.50
20240520-0037409

This Instrument Prepared by:
FRANK E. MONDELLI, SR.
Attorney at Law
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Nashville, TN 37206-4211
(615) 259-1214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2027

TONYA H. SIEGENTHALER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Sara Jane Saliba 432 Rolling Mill Road Old Hickory, TN 37138-2147	Fifth Third Mortgage 5050 Kinsley Drive Cincinnati, OH 45263	Map & Parcel 06402008600 Account No. P/O R0060210

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **SARA JANE SALIBA,** an unmarried woman, by these presents do hereby quitclaim and convey unto **ZOUHAIR ELMALIKI,** an unmarried man, (Davidson Co. Circuit Court No. 12D-1607) and his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

> LAND in Davidson County, Tennessee, being Lot No. 226 on the Plan of Brandywine Farms, Section 12, of record in Book 4660, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 226 fronts 125 feet on the southerly side of Rolling Mill Road and runs back between lines measuring 358.22 feet on its westerly line and 352.45 feet on its easterly line to a line in its rear measuring 142.90 feet thereon.
>
> BEING the same property conveyed to Zouhair Elmaliki and Sara Jane Saliba, husband and wife, dated and filed for record on Instrument No. 20120604-0048181, Register's Office for Davidson County, Tennessee.

This Deed is prepared from information of prior deeds furnished by the Grantee without the benefit of a survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as 432 Rolling Mill Road, Old Hickory, TN 37138-2147.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever,

and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of May, 2024.

SARA JANE SALIBA

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 bargainer, SARA JANE SALIBA, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 11/08/2024

SEAL

