This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10244-AP

Karen Johnson Davidson County
Batch# 1161170 DEEDQC
07/24/2024 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0055738

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2024.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rula A. Halwani 405 Spring Court Brentwood, TN 37027	New Owner	147-03-0B-064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Maha Balbaki and Nour Eddin Al Habbal, wife and husband and Rula A. Halwani, a married woman**("Grantor") do/does hereby quitclaim and convey unto **Rula A. Halwani, a married woman** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. E-5, together with the appurtenant common elements of Southern Hills Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, page 502; as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 thereof; said Unit being depicted on Exhibit to said Master Deed, as amended; together with a percentage interest in the common elements and voting percentage as forth in Exhibit to said Master Deed, as amended, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Maha Balbaki and Nour Eddin Al Habbal, wife and husband as to a 75% undivided interest and Rula A. Halwani as to a 25% undivided interest by Warranty Deed from Roberto Enrique Chong Ponce and Mayra Jannet Medina Villalobos, husband and wife, dated December 30,2020,

recorded January 4, 2021, of record in Instrument No. 20210104-0000581, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **370 Wallace Road, E5, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2024.

GRANTOR:

Maha Balbaki

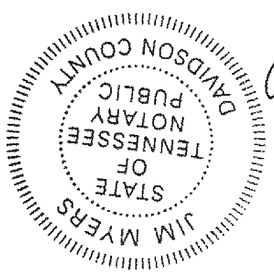
Nour Eddin Al Habbal

Rula A. Halwani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maha Balbaki, Nour Eddin Al Habbal and Rula A. Halwani, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2024.



Notary Public
My Commission expires: 11-6-2024

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **7-23-2024**.

Affiant Signature — Date: **7-23-2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **7-23-2024**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY