This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201611R

Karen Johnson Davidson County
Batch# 1167220 DEEDQC
08/12/2024 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060197

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
The 7th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 1/14/26

NEW OWNER:
Mohammad Al Saadi and
Taghreed Abu Humidan
1344 Wexford Downs Lane
a/k/a 5165 Ravens Glen
Nashville, TN, 37211

SEND TAX BILLS TO:
New owner

MAP/PARCEL:
172-14-0B-260.00-CO

WILLIAMSON COUNTY SYDNEY LASCH STATE OF TENNESSEE NOTARY PUBLIC

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Ahmad M Alsadi, an unmarried man and Mohammad N. Al Saadi, a married man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Mohammad Al Saadi and Taghreed Abu Humidan, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Subdivision Plat of Winfield, a Cluster Lot Development, Phase 2, Section 2 of record in Plat at Instrument No. 20030422-0052787, 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 Anica L. Howard by Special Warranty deed from Turnberry Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20040311-0028299 Register's Office for Davidson County, Tennessee, dated February 27, 2004 and recorded on March 11, 2004. (Value of consideration shown in aforementioned deed $341,797.26.) Being also known as 1344 Wexford Downs Lane a/k/a 5165 Ravens Glen Nashville, Tennessee 37211

Being the same property conveyed to Ahmad M. Alsadi, an unmarried man and Mohammad N. Al Saadi, a married man, by deed dated September 28, 2020 from Anica L. Howard, unmarried of record in Instrument number 20201014-0119365 Register's Office for Davidson County, Tennessee.

This property is commonly known as 1344 Wexford Downs Lane a/k/a 5165 Ravens Glen, Nashville, TN 37211.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 7th day of August, 2024.

GRANTOR:

Ahmad M. Alsadi

Mohammad N. Al Saadi

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ahmad M. Alsadi and Mohammad N. Al Saadi with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 7th day of August, 2024.

NOTARY PUBLIC

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/14/26

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 August 7, 2024.

Date

Affiant Signature

8/7/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of August, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY