Karen Johnson Davidson County
Batch# 1168936 DEEDQC
08/14/2024 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061785

This instrument was prepared by:
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map / Parcel No.
Ruba Nasif 245 Took Drive Antioch TN 37013	Same	**163-02-OB-108 CO**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater is $00.00.

AFFIANT

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, sworn to and subscribed before me this 13th day of August 2024.

NOTARY PUBLIC

My commission expires: 07.10.2027

For love and affection, and no monetary consideration, I, **Suhaeb Aldulaimi**, unmarried, (the "Grantor"), do hereby quitclaim and convey unto **Ruba Nasif**, unmarried, (the "Grantee"), her heirs, successors, and assigns, all of my right, title, and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 as shown on the Map entitled Phase Two, Berkeley Hall, Phase Five, Section One of Hickory Highlands P.U.D. of record in in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Suhaeb Aldulaimi, unmarried, by Quitclaim Deed dated April 16, 2019, from Nasif Jasim Dulaimi, married, recorded on April 17, 2019, as Instrument No. 20190417-0035133, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS:

245 TOOK DRIVE, ANTIOCH, DAVIDSON COUNTY, TENNESSEE, 37013

This Quitclaim Deed was prepared based upon information provided by Grantor and no title search was conducted, nor was verification of Grantor's status established.

This conveyance is subject to taxes for the current year, and any back taxes unpaid and owing, any and all zoning regulations, building restrictions and setback lines, restrictive covenants, easements, rights of way for public utilities, and restrictive covenants, and encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 13th day of August, 2024.

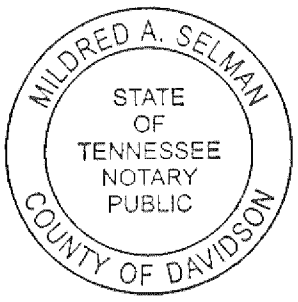
GRANTOR:

SUHAEB ALDULAIMI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Suhaeb Aldulaimi,** the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 13th day of August 2024.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

TRUE COPY CERTIFICATION

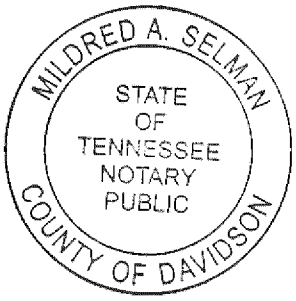
Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Quitclaim Deed from Suhaeb Aldulaimi (the "Grantor") to Ruba Nasif (the "Grantee")** dated August 13th, 2024 – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on August 13th, 2024

This 13th day of August 2024

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 13th day of August 2024.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027