Karen Johnson
Batch # 1174401
08/26/2024 09:52:02 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240826-0065330

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:
Mansour Morgan
6807 Kew Garden
Smyrna, TN 37167

SEND TAX BILLS TO:
SAME AS ADDRESSEE

This Instrument is being prepared by information furnished by the parties. No warranties are given or implied as to the accuracy to the information contained herein.

Map & Parcel: 147100A00100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Jaky Boulos, a married woman

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Mansour Morgan, a married man

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, **being Unit A of The Plan of DURRETT HOMES**, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, of record as Instrument Number 20220511-0053564, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all 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 By-Laws as shown in Exhibit "D" of DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DURRETT HOMES, A PLANNED UNIT DEVELOPMENT, and Charter for the administration thereof, and is subject to 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20220511-0053564, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to June Dale Williams and James E. Williams, Sr., from June Dale Williams, by Deed Creating Tenancy by the Entireties on June 18, 2020, of record in Instrument Number 20200624-0068004, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Proverbs Build Homes, LLC, a Tennessee limited liability company from June Dale Williams and James E. Williams, Sr., wife, and husband, by Warranty Deed on April 27, 2022 of record in Instrument Number 20220502-0050471, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jaky Boulos, a married person from Proverbs Build Homes, LLC, a Tennessee limited liability company by Quitclaim Deed on June 7, 2022, of record in Instrument Number 20220608-0065449, Register's Office for Davidson County, Tennessee **and further conveyed to Proverbs Build Homes, LLC a Tn limited liability company by Quitclaim Deed from Jaky Boulos by in Instrument No. 20221216-0130269 in the Register 's Office for Davidson County, Tennessee.**

Being the same Property Conveyed to Jaky Boulos a married person from Proverbs Build Homes, LLC, a Tennessee limited liability company by Quitclaim Deed on December 21st, 2022 and filed for record in Instrument No. 20221228-0133047 Register's Office of Davidson County, Tennessee.

WITNESS OUR HANDS this 23 day of August 2024

Jaky Boulos

STATE OF TN
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Jaky Boulos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of August, 2024.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 6-23-25

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 23 day of August, 2024

My commission expires: 6-23-25

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD