Karen Johnson
Batch # 1193493
10/15/2024 08:34:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241015-0079635

Name and Address of New Owner:
Neven Elias and Michael Elias
330 Gleaves Lane
Nolensville, TN 37135

Send Tax Bills To:
Neven Elias and Michael Elias
330 Gleaves Lane
Nolensville, TN 37135

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 054G-F-040.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zakaria Salama nka Zakaria Elias and Neven Masuud nka Neven Elias,** "the Grantor," convey and quitclaim unto **Neven Elias a married woman and Michael Elias, an unmarried man** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885, 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 Zakaria Salama and Neven Masuud by Warranty Deed from Gary Toomer and wife, Johnnie Toomer of record in Instrument # 20090303-0018561, Register's Office for Davidson County, Tennessee, dated February 17, 2009 and recorded on March 3, 2009.
>
> Being also known as 6500 Wildgrove Drive, Antioch, TN 37013.
>
> Property address being provided for informational purpose only.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of October, 2024.

Zakaria Elias

Neven Elias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2024, before me personally appeared Zakaria Elias and Neven Elias, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2024.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of October, 2024.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25