This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1224146
01/07/2025 11:24:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250107-0001310

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Sari A. Acra 307 Woodmont Circle Nashville, Tennessee 37205	SAME	116082A00100CO 116082A00200CO 116082A90000CO

I, **JIHAN BEYDOUN,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **SARI A. ACRA,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Units A & B of Homes at 307 Woodmont Circle, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 307 Woodmont Circle, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221021-0114662, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 307 Woodmont Circle, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221021-0114662, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Sari A. Acra & Jihan Beydoun, husband and wife, by Quitclaim Deed from Sari A. Acra, of record in Instrument No. 20211202-0159777, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sari A. Acra by Warranty Deed from Sonya Link, married, of record in Instrument No. 20211202-0159767, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 307 A & B Woodmont Circle, Nashville, TN 37205

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of January, 2025.

JIHAN BEYDOUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jihan Beydoun, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 7th day of January, 2025.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2025.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27