Karen Johnson Davidson County
Batch# 1227980 DEEDQC
01/17/2025 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250117-0004059

**THIS INSTRUMENT PREPARED BY:** **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NOS.: |
|---|---|---|
| Amron Ari and Haifa Barwari | SAME | 119 01 0 464.00 |
| 1828 Cottage Grove Way | | |
| Antioch, TN 37013 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **AMRON ARI**, married, do hereby convey to **AMRON ARI and wife, HAIFA BARWARI**, as tenants by the entirety, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Being the Northerly part of the Westerly 50 feet of Lot No. 36, on the Map of Overhill City and W.H. Fox's Subdivision, a part of Cumberland Nurseries of record in Book 332, Page 21 and further described as follows:

Said part of Lot No. 36 fronts 50 feet on the Southerly side of Valeria Street and runs back between parallel lines, with the Easterly margin of Burbank Avenue 75 feet, more or less, to the Northerly line of the property conveyed to John Keylar in Book 1645, Page 566, said Register's Office.

Being the same property conveyed to Amron Ari from Perkins Management LLC, a Tennessee limited liability company, by Warranty Deed dated November 5, 2021, of record in Instrument No. 20211115-0151829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easement and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

**This is improved property known as 221 Valeria Street, Nashville, Tennessee 37210.**

**IN WITNESS WHEREOF**, I have hereunto set my hand on this the 17th day of January, 2025.

**AMRON ARI**

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**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMRON ARI**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 17th day of January, 2025.

**Notary Public**

LINDA J WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

My commission expires: 03/03/2026

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**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

The actual consideration or value of this transfer is $ - 0 -

**Affiant**

Sworn to and subscribed before me this
17th day of January, 2025.

**Notary Public**

LINDA J WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

My commission expires: 03/03/2026

## CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 January 17, 2025.

January 17, 2025
Date

Elizabeth Ryder Sykes
**Elizabeth Ryder Sykes**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this 17th day of January, 2025.

Linda J. Williams
**Notary Public**

My commission expires:

**March 3, 2026**

LINDA J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026