Karen Johnson
Batch # 1228750
01/22/2025 10:33:46 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250122-0004788

Name and Address of New Owner:
Enzo Flames, LLC
4722 Swanson Lane
Murfreesboro, TN 37128

Send Tax Bills To:
Enzo Flames, LLC
4722 Swanson Lane
Murfreesboro, TN 37128

This Instrument Prepared By:
CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 175-06-0-A-073.00 CO

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, **Mena Faheem, an unmarried man** "the Grantors," convey and quitclaim unto **Enzo Flames, LLC, a Tennessee Limited Liability Company** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Hidden Creek, Phase 3, Section 2 of record in Instrument No. 20050714-0081683, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mena Faheem, an unmarried man by Warranty Deed from Tramel J. Russ and Tiffany H. Russ, husband and wife, dated 05/07/2019 and recorded 05/09/2019, of record in Instrument No. 20190509-0043429 in the Register's Office for Davidson County, Tennessee.
>
> Property Address: 3909 Stephens Ridge Way, Antioch, TN 37013.

Grantors 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).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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, Grantors have executed this Quitclaim Deed on the 19th day of January, 2025.

Mena Faheem

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of January 2025, before me personally appeared Mena Faheem, 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 19th day of January, 2025.

Notary Signature
My commission expires: 3/2/25

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 19th day of January 2025.

Notary Signature
My commission expires: 3/2/25

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