Name and Address of New Owner:
Mohammad Alkhateb
7512 Maggie Drive
Antioch, TN 37013

Send Tax Bills To:
Mohammad Alkhateb
7512 Maggie Drive
Antioch, TN 37013

Karen Johnson
Batch # 1240702
02/26/2025 08:46:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250226-0014106

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 182020B 154.00CO

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, **Mohammed Alkhateb and Shadi Alkhatib, both unmarried** "the Grantor," convey and quitclaim unto **Mohammad Alkhateb, an unmarried man,** "the Grantees ," all their interest in the following described real estate in Sumner County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 154, Phase 9, Evergreen Hills, of record in Instrument No. 20210129-0013396, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mohammed Alkhateb and Shadi Alkhatib, both unmarried by Warranty Deed from Haven Builders LLC of record in Instrument No. 20220412-0042066, Register's Office for Davidson County, Tennessee, dated March 29, 2022 and recorded on April 12, 2022.
>
> Being also known as 7512 Maggie 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 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, Grantor have executed this Quitclaim Deed on the 30th day of October, 2024.

Mohammed Alkhateb

Shadi Alkhatib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2024, before me personally appeared Mohammed Alkhateb and Shadi Alkhatib, 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 30th 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 30th 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