Karen Johnson
Batch # 1240703
02/26/2025 08:47:49 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250226-0014107

Name and Address of New Owner:
Mohammad Alkhateb
2817 Call Hill Rd.
Nashville, TN 37211

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro Ave., #100
San Antonio, TX 78216

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 172-12-0B-373.00- 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, **Samer Alkhatib, a married man and Mohammad Alkhateb, an unmarried man and Ghadah Alsoufi, an unmarried man** "the Grantor," convey and quitclaim unto **Mohammad Alkhateb, an unmarried man and Samer Alkhatib, a married man** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 468 on the Plan of Section Fifteen, Bradford Hills, R15 Residential P.U.D. of record in Plat Book 7900, Page 6 and amended in Plat Book 7900, Page 877, 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 Samer Alkhatib, a married Man and Mohammad Alkhateb, an unmarried man and Ghadah Alsoufi, an unmarried man by Warranty deed from Robert A. Mossack and wife, Ellen K. Mossack of record in Instrument No. 20210121-0009392, Register's Office for Davidson County, Tennessee, dated January 20, 2021 and recorded on January 21, 2021.

Being also known as 2817 Call Hill Rd. Nashville, Tennessee 37211.

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 23rd day of October, 2024

Samer Alkhatib

Mohammad Alkhateb

Ghadah Alsoufi

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of October, 2024, before me personally appeared Samer Alkhatib, Mohammad Alkhateb and Ghadah Alsoufi, 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 23rd 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 23rd 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