Karen Johnson Davidson County
Batch# 1254881 DEEDQC
04/01/2025 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024746

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Mid-Star Title, LLC
2690 Memorial Blvd Ste A
Murfreesboro TN 37129

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Abeer Adnan Alnuaimy Dhafer Abdullah Al Khuwaiter 2813 Timber Green Lane Knoxville TN 37921	SAME	Tax Map(s): 18206A35900CO

THIS INDENTURE made this 1st day of April 2025, between Ammar Alkhuwaiter, married and Abeer Adnan Alnuaimy, married, as Tenants in Common with Right of Survivorship, First Party, and Abeer Adnan Alnuaimy and Dhafer Abdullah Al Khuwaiter, wife and husband, as joint tenants with rights of survivorship, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM to Abeer Adnan Alnuaimy and Dhafer Abdullah Al Khuwaiter, wife and husband, as joint tenants with rights of survivorship, the following described premises, to wit:

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot NO. 296, on the plan of Cluster-Lot Subdivision, Old Hickory Hills, Phase Three-Section Two of record in Instrument No. 20070516-0058484, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ammar Alkhuwaiter, married and Abeer Adnan Alnuaimy, married, as tenants in common with right of survivorship, by Quitclaim Deed from Ammar Alkhuwaiter, married, dated May 17, 2021, of record in Instrument No. 20210518-0067191, Register's Office for Davidson County, Tennessee.

The said property is not now nor ever been the primary residence of the Grantors or their spouses.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness our hands this 1st of April 2025

Ammar Alkhuwaiter

Abeer Adnan Alnuaimy

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 1st day of April 2025 before me personally appeared Ammar Alkhuwaiter and Abeer Adnan Alnuaimy, 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 (or person's) free act and deed.

Witness my hand and official seal at office on the day and year first above written.

Notary Public
My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear and affirm that this transfer is exempt from tax by T.C.A. §67-4-409(a)(1)(C)(ii)

Affiant

Subscribed and sworn to before me this 1st day of April 2024

Notary Public
My Commission Expires: 8/24/26

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Amy K Gentry, do hereby make oath that I am 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 4/1/25 (date of document).

Affiant Signature

4/1/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of April, 2025.

Eileen Smith

Notary's Signature

MY COMMISSION EXPIRES: 8/24/26

NOTARY'S SEAL

