Karen Johnson Davidson County
Batch# 1341937 DEEDQC
11/04/2025 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251104-0087821

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	James Khabir Al-Aziz and Nicole Broughton Al-Aziz 1510 Smoketree Road Antioch, TN 37013-2309

Order Number: VISACF25911392

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **James Khabir Al-Aziz, married to Nicole Broughton Al-Aziz,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **James Khabir Al-Aziz and Nicole Broughton Al-Aziz, a married couple,** as tenants by the entirety, whose address is 1510 Smoketree Road, Antioch, TN 37013-2309, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 1510 on the Plan of Canyon Ridge, Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 149-07-0E-044.00
Street address of property: 1510 Smoketree Road, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20240105-0001264 in the Register's Office, Davidson County, Tennessee.

Signed this 27 day of October, 2025

Signature of Grantors:

James Khabir Al-Aziz

Nicole Broughton Al-Aziz

STATE OF Tn, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 27 day of October, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came James Khabir Al-Aziz and Nicole Broughton Al-Aziz known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 149-07-0E-044.00
Street address of property: 1510 Smoketree Road, Antioch, TN 37013

Oath of Consideration

I or we, James Khabir Al-Aziz Nicole Broughton Al-Aziz, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 27 day of October, 2025

Signatures of Affiant(s):

James K. Al-Aziz

Nicole Broughton Al-Aziz

Sworn and subscribed before me this 27 day of October 2025

Notary Public

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 10-27-2025 (date of document).

Cheri Hackethal
Affiant Signature

November 4, 2025
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 4th day of November, 2025.

Pierre Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERRE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097