This Instrument prepared by:
William B. Hubbard
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Karen Johnson Davidson County
Batch # 1438464 DEEDQC
06/26/2026 10:07:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260626-0057843

QUIT CLAIM DEED

ADDRESS NEW OWNER:	Send Tax Bills To:	MAP and PARCELS
JAMAL S. ALBARATI TRUST 6517 Sunnywood Dr. Nashville, TN 37211	New Owner	162-01-0-8-052.00CO

KNOW ALL MEN BY THESE PRESENTS, that Jamal Albarati ("Grantor"), for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand, do hereby bargain, sell, release, remise, quit claim and convey unto Jamal S. Albarati Trust, 6517 Sunnywood Dr., Nashville, TN 37211, all right, title and interest in and to the following described tract or parcel of land, in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF CLAIRMONT, PHASE THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN 371901PLAT BOOK 6050, PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEIGH ANN THOMAS BY WARRANTY DEED FROM JANET M. OWEN HUNGERFORD OF RECORD IN BOOK 10840, PAGE 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. THE SAID LEIGH ANN THOMAS S NOW KNOWN AS LEGH ANN MOODY

BEING THE SAME PROPERTY CONVEYED TO NAGI HAUTER AND JAMAL ALBARATI, BY WARRANTY DEED FROM LEIGH ANN MOODY RECORD DEED OF RECORD IN INSTRUMENT NO. 20180403-0030934, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED, AND RECORDED ON APRIL 3, 2018.

This is improved property known as 415 Claircrest Drive, Antioch, TN 37013

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Pursuant to Durable Power of Attorney dated June 17, 2026, Davidson County Register of Deeds, instrument # 20260622-0055729, IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 26th day of June, 2026.

For Jamal Albarati pursuant to our Durable Power of Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sameel Albarati and Maher Albarati, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained, on behalf of Jamal Albarati pursuant to their Durable Power of Attorney.

Witness my hand and seal this 26th day of June, 2026.

WILLIAM B. HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

William B. Hubbard
Notary Public

My commission expires: November 5, 2029

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Samid Albaratí, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26th day of June, 2026.

WILLIAM B. HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF

William B. Hubbard
Notary Public

My commission expires: November 5, 2029