Karen Johnson Davidson County
Batch# 1464769 DEEDQC
08/26/2026 03:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260826-0079411

File No: 2003059335
Grantor's Loan No. 1034000337901

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
ALI SALEH NOORADDIIN, 287 Bell Rd, Nashville, TN 37217

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 149 04 0 236.00

QUITCLAIM DEED

ALI SALEH NOORADDIIN, an unmarried man who erroneously acquired title as a married man ("Grantor"), of **287 Bell Rd, Nashville, TN 37217**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **ALI SALEH NOORADDIIN,** an unmarried man, ("Grantee"), whose tax mailing address is **287 Bell Rd, Nashville, TN 37217,** with quitclaim covenants, his interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 309 ON THE PLAN OF SECTION 14, EDGE O LAKE ESTATES OF RECORD IN PLAT BOOK 3842, PAGE 202, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. THIS CONVEYANCE IS SUBJECT TO: - SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 3842, PAGE 202, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. –

RESTRICTIONS OF RECORD IN BOOK 4232, PAGE 425, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BUT OMITTING ANY RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORGIN UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. -ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ALI SALEH NOORADDIIN, A MARRIED MAN FROM ARNULFO URENA CARREON, UNMARRIED, DATED 10/31/2017, RECORDED 11/02/2017, DEED INSTRUMENT NO. 20171102-0112414, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 149 04 0 236.00

Property Address is: 287 Bell Rd, Nashville, TN 37217

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 9/15, 2025:

ALI SALEH NOORADDIIN

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ALI SALEH NOORADDIIN**, personally known to me, or has produced DL., as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of September, 2025.

Notary Public

GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me on this the 15th day of September, 2025.

Notary Public

My Commission Expires: 9/19/28

SEAL
GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 9/15/2025 (date of document).

N.J.W.B.K
Affiant Signature

08.11.2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 11th day of August, 2026.

Lindsey Seltmann
Notary's Signature

MY COMMISSION EXPIRES: November 23, 2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lindsey Seltmann, Notary Public
Allegheny County
My commission expires November 23, 2028
Commission number 1387661
Member, Pennsylvania Association of Notaries