After Recording Return to:
VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273743304

Davidson County DEEDQC
Recvd: 04/26/13 08:21 5 pgs
Fees:27.00 Taxes:0.00
20130426-0041453

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
172 12 0B 233.00

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 17th day of April, 2013, by and between ASHRAF S. MIKHAEIL, MARRIED AND SAAD IBRAHIM, MARRIED, a mailing address of 6108 BRADFORD HILLS DRIVE, NASHVILLE, TN 37211 hereinafter referred to as Grantor(s) and ASHRAF S. MIKHAEIL AND SHEREEN H. HABASHY, HUSBAND AND WIFE, AS JOINT TENANTS, a mailing address of 6108 BRADFORD HILLS DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 6108 BRADFORD HILLS DRIVE, NASHVILLE, TN 37211
Property Tax ID No.: 172 12 0B 233.00
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NUMBER 20080206-0012260, Recorded: 02/06/2008

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 172 12 0B 233.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 17th day of April, 2017.

ASHRAF S. MIKHAEIL

SAAD IBRAHIM

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Ashraf Mikhaeil & Saad Ibrahim, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 17th day of April, 2017

Notary Public
My Commission expires: 2/25/2019

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Ashraf Mikhaeil & Saad Ibrahim, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 17th day of April, 2017.

Notary Public
My Commission expires: 2/25/2019

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

A Shaf Mikhaeil
Affiant

Subscribed and sworn to before me this 1st day of April, 2013.

Notary Public
Commission Expires 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

ASHRAF S. MIKHAEIL
6108 BRADFORD HILLS DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

ASHRAF S. MIKHAEIL
6108 BRADFORD HILLS DRIVE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 01/22/2008 AND RECORDED 02/06/2008 AS INSTRUMENT NUMBER 20080206-0012260 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 255 ON THE PLAN OF SECTION TEN, BRADFORD HILLS, OF RECORD IN PLAT BOOK 7900, PAGE 6, AS AMENDED IN PLAT BOOK 7900, PAGE 495, CERTIFICATE OF CORRECTION OF RECORD IN BOOK 9219, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ASHRAF S. MIKHAEIL, MARRIED, AND SAAD IBRAHIM, MARRIED, FROM TAMMI T. TURNER, UNMARRIED, BY DEED DATED 01/22/2008 AND RECORDED 02/06/2008 IN DEED INSTRUMENT NO. 20080206-0012260, IN DAVIDSON COUNTY RECORDS.

PARCEL ID: 172 12 0B 233.00

PROPERTY COMMONLY KNOWN AS: 6108 BRADFORD HILLS DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, EVA GAAL, do hereby make oath that I am a licensed attorney and/or the custodian of the electric version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Eva Gaal
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, Eileen A Harris a notary public for this county and state, Eva Gaal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Eileen A. Harris, Notary Public
Hanover Twp., Washington County
My Commission Expires July 14, 2014
Member, Pennsylvania Association of Notaries

Eileen A Harris
Notary's Signature

My Commission Expires: July 14, 2014
Notary's Seal (if on paper)