Davidson County DEEDQC	
Recvd: 09/13/13 09:31	6 pgs
Fees:32.00 Taxes:0.00	
20130913-0096678	

~~Recording Requested By &~~ Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 2446200

This Instrument prepared by:

Gregory T. Taylor, Esq.
TN BPR # 30993
306-B South 12th Street
P.O. Box 505, Murray, KY 42071
Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A
Virginia Beach, VA 23462

RECORDING REQUESTED BY SIMPLIFILE

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Wagdy S. Girgis and Neven Girgis	Wagdy S. Girgis and Neven Girgis	150-15-0-B02-10-0CO
301 Schoolhouse Court	301 Schoolhouse Court	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, WAGDY S. GIRGIS and NEVEN GIRGIS formerly known as NEVEN

A. ABDELMALAK, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto WAGDY S. GIRGIS and NEVEN GIRGIS, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 301 Schoolhouse Court, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee, together with all improvements located thereon, being identified as Parcel 150-15-0-B02-10-0CO, and being more particularly described as follows, to wit:

All that parcel of land in Davidson County, State of Tennessee, as described in Deed Doc# 20071219-0145399, ID# 150-15-0-B02-10-0CO, being known and designated as:

Lot No. 21 on the final Plat of Edison Park, (formerly Painter) of record in Instrument No. 20060726-0090090, Register's Office for said County, to which reference is made for a more complete description.

TAX ID NO.: 150-15-0-B02-10-0CO

BEING the same property conveyed to Grantor herein by Deed recorded in Book 20071219, Page 0145399 in the Register's Office of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 301 Schoolhouse Court, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 25202**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of June, 2013

Wagdy S Girgis (seal)
WAGDY S. GIRGIS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WAGDY S. GIRGIS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of June, 2013.

Tonya Greer
Notary Public
My Commission expires: 11-19-13

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Neven Girgis formerly known as (seal)
NEVEN GIRGIS formerly known as
NEVEN A. ABDELMALAK
Neven A Abdelmalak

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NEVEN GIRGIS formerly known as NEVEN A. ABDELMALAK, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of June, 2013.

Tonya Greer
Notary Public
My Commission expires: 11-19-13

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Waghy S Girgis, Neven Girgis Formerly Known as Neven A. Abdelmalak.
Affiant/Grantee

Subscribed and sworn to before me this 20 day of June, 2013.

Tonya Greer
Notary Public
My Commission expires: 11-19-13

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED DOC # 20071219-0145399, ID# 150-15-0-B02-10-0CO, BEING KNOWN AND DESIGNATED AS:

LOT NO. 21 ON THE FINAL PLAT OF EDISON PARK, (FORMERLY PAINTER) OF RECORD IN INSTRUMENT NO. 20060726-0090090, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

MORE COMMONLY KNOWN AS: 301 SCHOOLHOUSE CT, ANTIOCH, TN 37013.

BEING THE SAME PROPERTY CONVEYED TO WAGDY S GIRGIS AND WIFE, NEVEN A ABDELMALAK BY FEE SIMPLE DEED FROM GRAND DEVELOPERS, LLC AS SET FORTH IN DOC # 20071219-0145399 DATED 12/17/2007 AND RECORDED 12/19/2007, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

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

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries