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20160906-0093147

Commitment Number: OS3300-16025960

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
GEORGE BESHAY and **WAFAA BESHAY**, 116 AUTUMN OAKS COURT, BRENTWOOD, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 181100A01700CO

QUITCLAIM DEED

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

GEORGE BESHAY who erroneously acquired title as GERGES BESHAY and **WAFAA BESHAY**, husband and wife, hereinafter grantors, whose tax-mailing address is **116 AUTUMN OAKS COURT, BRENTWOOD, TN 37027**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **GEORGE BESHAY** and **WAFAA BESHAY**, husband and wife, hereinafter grantees, whose tax mailing address is **116 AUTUMN OAKS COURT, BRENTWOOD, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Brentwood, County of Davidson, State of TN, and is described as follows:

Being Lot Number 17 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, Page 913 and 914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Nancy R. Pritchard to Gerges Beshay, and wife Wafaa Beshay by deed dated May 15, 2007 and recorded May 18, 2007 in Instrument Number 20070518-0059536, of Official Records.
APN: 181100A01700CO
Property Address is: 116 AUTUMN OAKS COURT, BRENTWOOD, TN 37027

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20070518-0059536 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181100A01700CO

Executed by the undersigned on 24th of August 2016:

George Beshay
GEORGE ~~BESHAY~~ who erroneously acquired title as GERGES BESHAY

Wafaa Beshay
WAFAA BESHAY

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on 24th of August, 2016 by **GEORGE BESHAY who erroneously acquired title as GERGES BESHAY** and **WAFAA BESHAY** who are personally known to me or have produced Driver Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in ~~this instrument~~.

David Nimri
Notary Public

DAVID NIMRI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-22-2017

True Copy Certification

I, Tim Sexton, 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 original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016