Bill Garrett Davidson County
Batch# 80294 DEEDQC
04/12/2018 02:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180412-0034638

Commitment Number: 23411624

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
GAD GADALLA AZER and **HANAA ARMANY AZER**, 100 Rivers Edge Ct, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 085120A00200

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): 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.

GADALLA A. GADALLA, N/K/A GAD GADALLA AZER and **HANAA N. ARMANY, N/K/A HANAA ARMANY AZER**, a married couple, whose mailing address is **100 Rivers Edge Ct, Nashville, TN 37214**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **GAD GADALLA AZER** and **HANAA ARMANY AZER**, a married couple, hereinafter grantees, whose tax mailing address is **100 Rivers Edge Ct, Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 4 ON THE PLAN OF RIVERS EDGE, SECTION TWO, JACKSON DOWNS, PHASE TWO OF RECORD IN BOOK 9700, PAGE 414, 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 PARCEL CONVEYED TO GADALLA A. GADALLA AND HANAA N. ARMANY, HUSBAND AND WIFE FROM FOX RIDGE HOMES, INC., BY VIRTUE OF A DEED DATED 8/25/2000, RECORDED 8/29/2000, AS INSTRUMENT NO. 200008290085424 COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 085120A00200
Property Address is: 100 Rivers Edge Ct, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 200008290085424 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085120A00200

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Executed by the undersigned on March 5, 2018:

Gad Gadalla Azer
Gadalla A Gadalla n/k/a

GADALLA A. GADALLA, N/K/A
GAD GADALLA AZER

Hanaa N. Armany, n/k/a
Hanaa Armany Azer

HANAA N. ARMANY, N/K/A
HANAA ARMANY AZER

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 5, 2018 by **GADALLA A. GADALLA, N/K/A GAD GADALLA AZER** and **HANAA N. ARMANY, N/K/A HANAA ARMANY AZER** who are personally known to me or have produced drivers license 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.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
3/8/2021

State of Tenn.
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.

Subscribed and sworn to before me

This 5 day of March, 2018.

Hanaa Armany Azer
Gad Gadalla Azer

Affiant

Hanaa Armany Azer
Gad Gadalla Azer

Print Name

(Seal) GLORIA M. JACKSON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson

Print Name

True Copy Cerification

I, David Bagwell, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

David Bagwell
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, David Bagwell, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Signature

melanie miller

MY COMMISSION EXPIRES: 4-27-2018

NOTARY'S SEAL