QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 237305 DEEDQC
05/31/2019 11:28:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190531-0051886

JAMIE D. KNIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of May 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saef F. Farag and Nancy F. Farag	New Owner	
(NAME) 221 Woodmaker Court		108 15 A 30.00
(ADDRESS) Nashville, TN. 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **SAEF F. GHRBAS AND NANCY F. FANGARY, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SAEF F. FARAG AND NANCY F. FARAG, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Resubdivision of Lots 30 & 31 of the Percy Priest Woods Subdivision Revision of Cheewicke Park P.U.D., as of record in Instrument No. 200004270041640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Saef F. Ghrbas and Nancy F. Fangary, wife and husband n/k/a Saef F. Farag and Nancy F. Farag, husband and wife, by Special Warranty Deed from Wells Fargo Bank National Association as Trustee under Pooling and Servicing Agreement dated as of August 1, 2006 Securitized Asset Backed Receivables, LLC Trust 2006-HE1 Mortgage Pass-Through Certificates, Series 2006-HEI Grantor, by its duly authorized attorney in fact Barclays Capital Real Estate, Inc. a Delaware Corporation of record in Instrument No. 20090616-0055723, Register's Office for Davidson County, Tennessee dated June 8, 2009 and recorded on June 16, 2019. The purpose of this deed is to correct the name of the owner to their new legal names.

This instrument was prepared without the benefit of a title search. No warranties are provided with this deed.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **221 Woodmaker Court, Nashville, TN. 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 Day of May, 2019.

Saef F. Ghrbas n/k/a Saef F. Farag

Saef F. Ghrbas n/k/a Saef F. Farag

Nancy F. Fangary n/k/a Nancy F. Farag

Nancy F. Fangary n/k/a Nancy F. Farag

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned Notary Public, personally appeared **Saef F. Ghrbas n/k/a Saef F. Farag and Nancy F. Fangary n/k/a Nancy F. Farag** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 Day of May 2019.

Commission expires: 7-5-2021

Notary Public

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN. 37129
615-956-6466