Karen Johnson Davidson County
Batch# 356688 DEEDQC
02/11/2020 11:59:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200211-0015592

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Fady Abadir** ("Grantor"), married , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mariet Guirguis,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, Being Lot No. 147 on the Plan of Miro Meadows, of record in Book 1424, Page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Fady Abadir has used this property for investment purposes and had never occupied above described property as marital residence by he and his spouse.

Being all or part of the same property conveyed to Grantor herein by Cash Deed of record at Instrument Number **20081105-0110219** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 6th day of ~~January~~ Feb, 2020.

Fady Abadir
Fady Abadir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Fady Abadir,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of ~~January~~ Feb, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/08/2022

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2022

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Fady Abe
AFFIANT

SUBSCRIBED AND SWORN before me this the 4 day of ~~January~~ Feb, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/08/2022

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2022

PROPERTY ADDRESS:	**904 Goodbar Dr.** **Nashville, TN 37217**
TAX PARCEL NO.:	10714007900
PROPERTY OWNER: OWNER'S ADDRESS:	**Mariet Guirguis** **6305 Leconte Park** **Brentwood, TN 37027**
MAIL TAX BILLS TO:	**Owner at Owner's Address**

Certificate of Authenticity

I, Venikka Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021