AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190062415LD
26098150

Karen Johnson Davidson County
Batch# 366100 DEEDQC
03/02/2020 02:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200302-0023235

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 173 04 0A 216.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 2 day of December, 20 19, by and between **Bishoy Saad, who erroneously acquired title as Bichoy Saad and Rachel Aguib, husband and wife**, a mailing address of 708 Canoe Ridge Pt, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Bishoy Saad and Rachel Aguib, husband and wife**, a mailing address of 708 Canoe Ridge Pt, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 708 Canoe Ridge Pt, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number T20140028700, recorded on 04/28/2014 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

BISHOY SAAD who erroneously acquired title as BICHOY SAAD

Bishoy Saad, who erroneously acquired title as Bichoy Saad

Rachel Aguib

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Bishoy Saad who erroneously acquired title as Bichoy Saad** and **Rachel Aguib**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson CO, this 2 day of December, 2019.

Notary Public
My Commission expires: 12-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Bishoy Saad on behalf of who acquired title Co Bishoy Saad

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 2 day of December, 2019.

Notary Public
My Commission Expires: 12-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
Bishoy Saad and Rachel Aguib
708 Canoe Ridge Pt
Antioch, TN 37013

Name and address of property owner:
Bishoy Saad and Rachel Aguib
708 Canoe Ridge Pt
Antioch, TN 37013

Exhibit A

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

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 216 ON THE PLAN OF OAK HIGHLANDS, PHASE TWO, A PLANNED UNIT DEVELOPMENT. OF RECORD IN INSTRUMENT NO. 19991213-0302267. SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BICHOY SAAD AND RACHEL AGUIB, HUSBAND AND WIFE BY DEED RECORDED ON APRIL 28, 2014 IN INSTRUMENT 201404280035399.

Parcel ID: 173 04 0A 216.00

Commonly known as 708 Canoe Ridge Point, Antioch, TN 37013
However, by showing this address no additional coverage is provided

True Copy Cerification

I, Jeanette Harper, 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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanette Harper, who acknowledges that this certification of an electronic
Signer's Name

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

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries