THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 366546 DEEDQC
03/04/2020 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200304-0023849

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mariam Tawfik 11609 Lauren Court Bakersfield, CA 93311 Dalia Hanna 9001 Glendara Drive North Richland Hills, TX76182 Nermien Hanna 4112 Sweetberry Ct. Nashville, TN 37211	Suzan Kostandy 3845 Faulkner Drive, Nashville, Tennessee 37211	147-12 0 -112.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2020.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1/3/2023
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **SUZAN F. KOSTANDY, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **MIRIAM TAWFIK, DALIA HANNA, and NERMIEN HANNA**, hereinafter collectively called the Grantee, and Grantee's successors and assigns, all of Grantors' interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 7 on the plan of Ellis Subdivision, Phase 2 of record in Book 11190, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Nasser G. Hanna, a married man, and Susan F. Kostandy a married woman, by Warranty Deed from Jeff Ackerman, a single person, dated April 20, 2000, and recorded on May 2, 2000, of record in Instrument Number 200005020043490, Register's Office for Davidson County, Tennessee. The said Nasser G. Hanna having since died leaving Susan F. Kostandy as the sole surviving tenant by the entirety.

This is improved property known as **3845 Faulkner Drive, Nashville, Tennessee 37211.**

This instrument was prepared from information supplied by the Grantor. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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

Said property is conveyed subject to such limitation, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 3rd day of March, 2020.

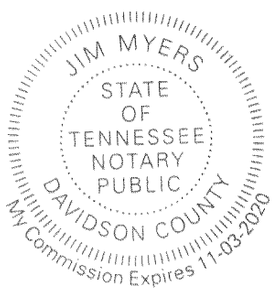
GRANTOR:

Suzan KoStandy
SUZAN F. KOSTANDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **Suzan F. Kostandy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the within named grantor, and that she executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, this the 3rd day of March, 2020.



Notary Public
My Commission Expires:

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

