Karen Johnson Davidson County
Batch# 379462 DEEDQC
03/30/2020 02:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200330-0034030

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, **Antoin P Abdel Malek and Nadia M Habashi** ("Grantors"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Antoin Philip and Nadia Philip,** (Grantee), husband and wife, all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 251, on the Plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

FOR INFORMATION PURPOSES ONLY: 4216 Longfellow Drive, Nashville, TN 37214

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.

Purchase of said conveyance is to update title reflecting the court approved name change by each of the owners. Antoin P Abdel Malek is one and the same and now known as Antoin Philip pursuant to the Petition for Name Change approved in the United States District Court for the Middle Tennessee District of Tennessee on July 27, 2012. Nadia M Habashi is one and the same and now known as Nadia Philip pursuant to the Petition for Name Change approved in the United States District Court for the Middle Tennessee District of Tennessee on July 27, 2012.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20090903-0082925 in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 23 day of **March, 2020.**

Antoin P Abdel Malek
Antoin P Abdel Malek

Nadia M Habashi
Nadia M Habashi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Antoin P Abdel Malek and Nadia M Habashi,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of **March, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

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

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.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 23 day of **March, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

PROPERTY ADDRESS:	**4216 Longfellow Dr.** **Nashville, TN 37214**
TAX PARCEL NO.:	**062020B26700CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Antoin Philip and Nadia Philip** **4216 Longfellow Drive** **Nashville, TN 37214**
MAIL TAX BILLS TO:	**Owner at Property Address**

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

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