Karen Johnson Davidson County
Batch# 402600 DEEDQC
05/19/2020 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200519-0051848

PREPARED BY:
Compass Land Title 6855N
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of April, 2020.

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

ADDRESS OF NEW OWNER:
52 Tusculum Rd
Antioch TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel:
162 0800 1000

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mosad Mosad and Magda Ayad,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Mosad Mosad, Magda Ayad, Youstina Nageeb Abdallah and Pula Mosad Mahrous** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Antioch Park, Section 1 of record in Plat Book 3600, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Atef Abaskharoun and wife, Amal Abaskharoun by Warranty deed from Leland D. Watts, married of record in Instrument No. 20130916-0097121 Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on September 16, 2013.

Being the same property conveyed to Mosad Mosad and Magda Ayad, husband and wife by Warranty Deed from Atef Abaskharoun, unmarried and Amal Abaskharoun, unmarried of Record in Instrument # 20200416-0040159, Registers Office for Davidson County Tennessee.

This is real property commonly known as 52 Tusculum Road Antioch, TN 37013.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 25th day of April, 2020

Mosad Mosad

Magda Ayad

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mosad Mosad and Magda Ayad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 25th day of April, 2020

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY