Karen Johnson Davidson County
Batch# 404002 DEEDQC
05/21/2020 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200521-0052676

Commitment Number: 26404313
Seller's Loan Number: 2201033491

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Hanan Nathan Ghali, 4601 Billingsgate Road, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149-01-0B-002.00-C

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Hanan Nathan Ghali, a married woman who acquired title as a married man, joined by spouse **Melad Hanna**, whose mailing address is **4601 Billingsgate Road, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Hanan Nathan Ghali**, a married woman, hereinafter grantee, whose tax mailing address is **4601 Billingsgate Road, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Phase 3, Piccadilly Square of record in Plat Book 6250, Page (s) 892 through 894, inclusive, amended in Book 7459, Page 675, 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 parcel conveyed to Hanan Nathan Ghali, a married man from Magdy Demiam, Ashraf Alkomos and Michael Hanna, by virtue of a deed dated 10/19/2018, recorded 10/24/2018, in

deed book , page , as instrument no. 20181024-0105365 county of Davidson, state of TN.
Assessor's Parcel No: 149-01-0B-002.00-C
Property Address is: 4601 Billingsgate Road, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20181024-0105365 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149-01-0B-002.00-C

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 03 March, 2020:

Hanan Nathan Ghali

Hanan Nathan Ghali

Melad Hanna

Melad Hanna

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 03 March, 2020 by **Hanan Nathan Ghali** and **Melad Hanna** who are personally known to me or have produced TN D.L.'s as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Helen Mackey

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

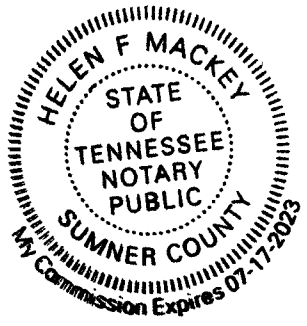
202005210052676

State of Tennessee
County of Davidson

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

Subscribed and sworn to before me

This 03 day of March, 2020.



(Seal)

Affiant

Hanan Nathan Ghali

Print Name

Notary Public

My commission expires:

07/17/2023

Helen F. Mackey

Print Name

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