Karen Johnson Davidson County
Batch# 433111 DEEDQC
07/08/2020 12:15:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200708-0073911

File #2020053018
This Instrument is prepared by:
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

QUITCLAIM DEED

Address of New Owner:
Amany N. Mikhael
Philomena Mikhael
232 Payson Ct.
Nashville, TN, 37211

Send Tax Bills to:
NEW OWNER

Map-Parcel:
172-04-0A-098.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Amany N. Botros aka Amany N. Mikhael, unmarried,** does hereby quitclaim and transfer to **Amany N. Mikhael, an unmarried woman, and Philomena Mikhael, an unmarried woman**, all of her rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Highlands of Brentwood, Phase Three (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20010920-0101749, 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 Labib M. Mikhael and Amany N. Botros, husband and wife by Warranty Deed from U.S Bank, N.A, as Trustee for Citigroup Mortgage Loan Trust, Inc., by its attorney in fact Single Source Property Solutions, LLC of record in Instrument No. 20090310-0021548, Register's Office for Davidson County, Tennessee, dated February 07, 2009 and recorded on March 10, 2009. **The said Labib M. Mikhael having since died on 08/10/2016, leaving Amany N. Botros n/k/a Amany N. Mikhael as surviving tenant by the entirety.**

This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein contained.

This is improved property known as: **232 Payson Ct., Nashville, TN, 37211.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 1st day of July, 2020.

Amany Mikhael
Amany N. Mikhael

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Amany N. Mikhael, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this the 1st day of July, 2020.

Notary Public

My Commission expires: 6/24/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 1st day of July, 2020.

Notary Public

My Commission Expires: 6/24/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY