Karen Johnson Davidson County
Batch# 442536 DEEDQC
07/23/2020 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200723-0080798

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 16 day of July, 2020.

Notary Public
My Commission Expires: July 5, 2021

CHERYL BUCKINGHAM-MIMMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owner:	Send Tax Bills To:	Map/Parcel No.:
Justin Eade and Sabrina Eade 7820 Highway 100 Nashville, TN 37221	New Owner	156-00-0-019.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elie Joseph Ghanem, unmarried, as to an undivided 50% interest** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Justin Eade and Sabrina Eade, husband and wife** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Harpeth Heights, Section II, not of record and described according to a survey made by Hal R. Swann, Jr., Surveyor, March 9, 1953, as follows:

Beginning on the northerly margin of Highway No. 100, 300 feet west of the southwest corner of the property conveyed to Marvin P. King and wife, by deed from E. U. Buchi and wife of record in Book 2139, page 535, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 200 feet; thence westwardly 150.45 feet; thence southwardly 211.2 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same eastwardly 150 feet to the beginning.

Being the same property conveyed to Sabrina Eade and Justin Eade, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest) and Elie Joseph Ghanem, unmarried, as to an undivided 50% interest (the "Individual Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship by

Warranty deed from Wayne Trout and wife, Sherry Trout of record in Instrument No. 20140904-0081007 Register's Office for Davidson County, Tennessee, dated August 19, 2014 and recorded on September 4, 2014.

This is improved property known as 7820 Highway 100, Nashville, TN 37221.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of July, 2020.

GRANTORS:

Elie Joseph Ghanem

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of July, 2020, before me personally appeared Elie Joseph Ghanem, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of July, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON