Karen Johnson Davidson County
Batch# 462901 DEEDQC
08/24/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20200824-0095649

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Mohamed Abdel-Khalik	Mohamed Abdel-Khalik	043 14 0 059.00
159 Grove Ln	159 Grove Ln	
Hendersonville, TN 37075	Hendersonville, TN 37075	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Joel A. Hoffman**, married, hereinafter referred to as the "GRANTOR" and **Mohamed Abdel-Khalik,** married, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Joel A. Hoffman**, married, has this day quitclaimed unto, **Mohamed Abdel-Khalik**, married, any right, title and interest in and to certain real property located in **Davidson** County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 1 and 2 on the unrecorded Map showing the Resubdivision of Lot No. 1 on the unrecorded Map of Bernice L. Dickerson's Subdivision, described according to a survey made by Harvey Gee, Surveyor, September 6, 1951, as follows:

Beginning at a point in the southerly margin of Old Hickory Blvd. 120.5 feet west of the westerly margin of Lanier Drive; thence South 12 deg. 46' West 120.8 feet to a point in the north margin of a 20 foot alley which is 133 feet west of the Westerly margin of Lanier Drive; thence with the margin of said alley North 84 deg. west 91.05 feet to a point; thence North 4 deg. 09' east 132 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, easterly 110.2 feet to the beginning.

Being the same property conveyed to Joel A. Hoffman by deed from Joe E. Pyron and Dale Pyron, dated 10/16/1978 filed and recorded 10/16/1978 of record in Book 5351, Page 73, Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 18th day of August, 2020.

Joel A. Hoffman

Vivian Hoffman

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Joel A Hoffman & Vivian Hoffman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee this 18 day of August, 2020.

Notary Public

Commission Expiration

KELLEY CRECELIUS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES NOVEMBER 30, 2020

State of Tennessee
County of Sumner

The Actual Consideration of this transfer is $400,000.00

Affiant

Subscribed and sworn before me this 18 day of August, 2020.

My commission expires: ~~11/30/20~~ 9/20/21

Notary public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

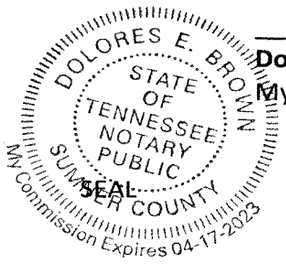
True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4-17-2023