Karen Johnson Davidson County
Batch# 467094 DEEDQC
08/31/2020 11:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200831-0098498

File Number: 2066888R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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:
Naguib Salib and **Selvia Nashed**, 2185 Postings Point, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164 03 0A 014.00

QUITCLAIM DEED
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Naguib Salib, married to grantee, whose mailing address is **2185 Postings Point, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Naguib Salib** and **Selvia Nashed**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2185 Postings Point, Antioch, TN 37013**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14, ON THE PLAN OF FINAL PLAT OF ROLLING HILLS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20161109-0118395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO NAGUIB SALIB, A MARRIED MAN, BY VIRTUE OF WARRANTY DEED FROM SOUNTHONE VONGSAPHAY, UNMARRIED, DATED OCTOBER 19, 2018, RECORDED NOVEMBER 21, 2018,
Property Address is: 2185 Postings Point, Antioch, TN 37013

Executed by the undersigned on 19 AUGUST, 2020:

Naguib Salib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 19 AUGUST, 2020 by **Naguib Salib** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Cherita Okoro
Notary Public

CHERITA OKORO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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 or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of AUGUST, 2020.

Affiant

NAGUIB SALIB
Print Name

(Seal)

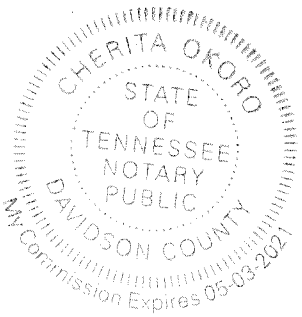
Cherita Okoro
Notary Public

My commission expires:

05-03-2021

Cherita Okoro
Print Name

CTIC# _____



VALUE AFFIDAVIT

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 19 day of AUGUST, 2020.

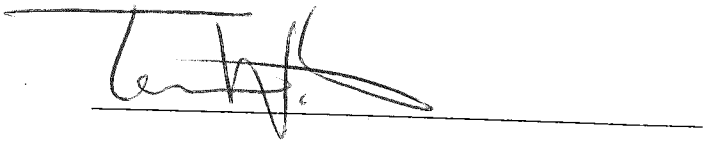
Notary Public

My Commission Expires: 05-03-2021

CHERITA OKORO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

True Copy Certification

I, ____Terence Watson_____, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

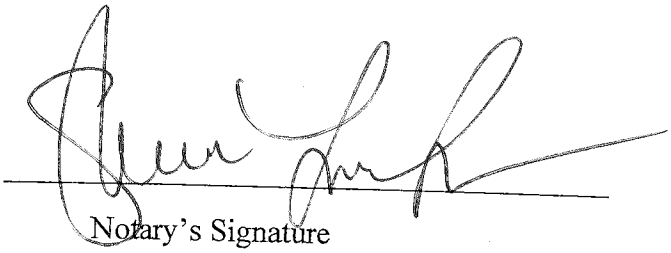


Signature

State of ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Terence Watson, 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: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries