Karen Johnson Davidson County
Batch# 501723 DEEDQC
10/26/2020 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20201026-0124009

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Raafat GEBRAEIL

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0996

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raafat Gebraeil and Midhat Girgis	NEW OWNER	Map: 149-08-0B-001.00-CO
(NAME) 2017 Goodwin Lane	(NAME)	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAAFAT GEBRAEIL AND SALIB I. SALIB,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAAFAT GEBRAEIL, A 25% INTEREST AND MIDHAT GIRGIS, A 75% INTEREST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being all of Unit No.1, in 2901 Anderson Road Condominiums, a horizontal property regime, being a part of the property shown on the plat of Forest View Park, section II, Lot 308, of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and more completely and accurately described in a Master Deed, recorded in Instrument No. 20030113-0005151, of said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2901 Anderson Road Condominiums, a horizontal property regime, contained in the Master Deed and the By-laws appended thereto, recorded in Instrument No. 20030113- 0005151, of the Register's Office for Davidson County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Raafat Gebraeil and Sarwat Naeim by deed from Shawn Simmons and wife, Rosario Simmons, of record in Instrument No. 20170111-0003171, said Register's Office. See also Quitclaim Deed from Sarwat Naeim to Raafat Gebraeil of record in Instrument No. 20180201-0010298, said Register's Office. See also Quitclaim Deed from Raafat Gebraeil to Salib I. Salib, a 25% interest, as tenants in common, of record in Instrument No. 20180201-0010299, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 2903 Anderson Road, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of October, 2020.

Raafat GEBRAEIL
Raafat Gebraeil

SALIB I SALIB
Salib I. Salib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raafat Gebraeil and Salib I. Salib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of October, 2020.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

