Karen Johnson Davidson County
Batch# 583904 DEEDQC
03/04/2021 09:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210304-0028130

Commitment Number: 28137168
Seller's Loan Number: 2201249376

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Aboukeer Girgis and **Mariam Girgis**, 1926 DABBS AVE Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
107 05 0 014.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Aboukeer Girgis, grantor, a married man, whose mailing address is **1926 DABBS AVE Nashville, TN 37217**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Aboukeer Girgis** and **Mariam Girgis, husband and wife,** as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1926 DABBS AVE Nashville, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1926 DABBS AVE Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 201307220075310 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 107 05 0 014.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 2-8, 2021:

ABoukeer Girgis

Aboukeer Girgis

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 2-8, 2021 by **Aboukeer Girgis** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 8 day of February, 2021.

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

1-2-24

Sean Huddleston

Print Name

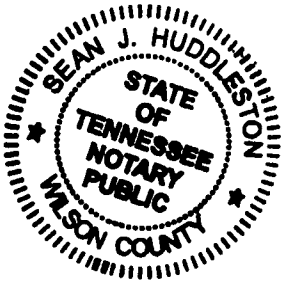


EXHIBIT A
(LEGAL DESCRIPTION)

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows, to wit:

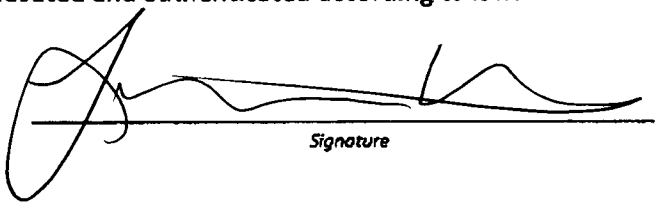
land in Davidson county, Tennessee, being lot no. 14 on the plan of bel-air subdivision, section 1, of record in book 2900, page 27 and 28, reg1ster's office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same parcel conveyed to Aboukeer Girgis from Shaun Donovan, The Secretary of housing and urban development, of Washington, D.C., by virtue of a deed dated 7/19/2013, recorded 7/22/2013, as instrument no. 20130722-0075310 County of Davidson, State of Tennessee.

Tennessee Certification of Electronic Document

I, TABITHA WILLIAMS, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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

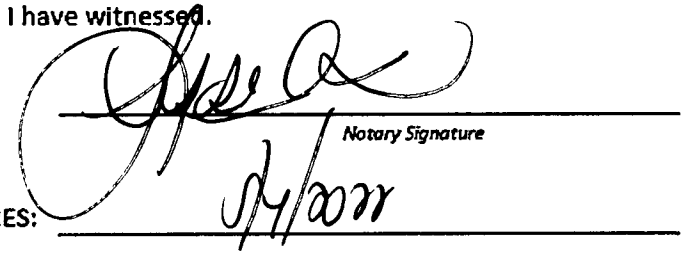
State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, TABITHA WILLIAMS, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.



Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries