QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 588487 DEEDQC
03/10/2021 08:41:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210310-0031163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sammy K. Said & Marian Fangary	**Same**	
(NAME)	(NAME)	**15000003700**
7060 Red Apple Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MAGDI HANNA ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SAMMY K. SAID AND WIFE, MARIAN FANGARY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE ATTACHED EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO SAMMY K. SAID AND MAGDI HANNA, AS TENANTS IN COMMON BY DEED AS OF RECORD IN INSTRUMENT NO. 20190625-0061564, REGISTER'S OFFICE FOR SAID COUNTY.

****SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.**

This property is known as: **0 ANDERSON RD., ANTIOCH, TN 37013**

Witness our hands this the 3 day of March, 2021.

MAGDI HANNA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAGDI HANNA**, the within named bargainor, 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, this the 3 day of March, 2021.

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

EXHIBIT "A"

Land in Davidson County, Tennessee being described as follows: Commencing at an iron pin found at the northwest corner of 3157 Anderson Road at the northeast corner of 3155 Anderson Road being on the South margin of Anderson Road, thence following the 3155 Anderson Road travel South 7 deg. 26' 19" East 272.04 to the true point of beginning at the northwest corner of the property described herein, travel thence South 82 deg. 33' 41" East 158.95 to an iron pin, thence South 6 deg. 40' 30" West 134.10 thence South 81 deg. 19' 32" East 108.00 to an iron pin, thence South 9 deg. 15' 39" West 101.94 to an iron pin, thence South 9 deg. 15' 39" West 80.64 to an iron pin, thence South 7 deg. 32' 17" West 348.81 to an iron pin, thence North 74 deg. 39' 44" West 365.98 to an iron pin, thence North 6 deg. 30' 12" East 299.19 to an iron pin, thence North 8 deg. 14' 46" East 221.03 to an iron pin, thence South 81 deg. 24' 19" East 102.00 to an iron pin, thence North 7 deg. 26' 19" East 100.47 to an iron pin at the true point of beginning, containing 211749.1 SF or 4.9 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Included with the above property described but excluded from a fee simple conveyance is a perpetual easement for utility services hereby conveyed by Grantor to Grantee their heirs and assigns described as follows: beginning at an iron pin found at the northwest corner of 3157 Anderson Road at the northeast corner of 3155 Anderson Road being on the South margin of Anderson Road, thence following the margin of Anderson Road travel South 81 deg. 03' 46" East 20.00 to a point, thence South 7 deg. 26' 19" West 274.04 to a point, thence North 82 deg. 33' 41" West 20.00 to an iron pin, thence North 7 deg. 26' 19" East 272.04 to the point of beginning, containing 5475.6 SF or 0.1 acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.