Karen Johnson Davidson County
Batch# 618443 DEEDQC
04/19/2021 04:08:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210419-0052394

Commitment Number: 28167885
Seller's Loan Number: 2201250645

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mary Ibrahem Labeb Ibrahem and **Nady Sidhom**, 3409 HOPE CV, NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 10 OC 137.00

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.

Nady Sidhom and **Mary Ibrahem Labeb Ibrahem, husband and wife**, and **Ebrahem Masoud** and **Sabah Soliman, husband and wife**, (parents of Nady Sidhom), whose mailing address is **3409 HOPE CV, NASHVILLE, TN 37217**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Mary Ibrahem Labeb Ibrahem** and **Nady Sidhom, wife and husband,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3409 HOPE CV, 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: 3409 HOPE CV, NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190614-0057221 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135 10 OC 137.00

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 Feb. 26, 2021:

Nady Sidhom

Nady Sidhom

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 26, 2021 by **Nady Sidhom** who is personally known to me or has produced Driver License 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana Drury
Notary Public

Notary Expiration Date: 12-19-23

AJ

Mary Ibrahem Labeb Ibrahem

Mary Ibrahem Labeb Ibrahem

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 26, 2021 by **Mary Ibrahem Labeb Ibrahem** who is personally known to me or has produced State Identification 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.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Expiration Date: 12-19-23

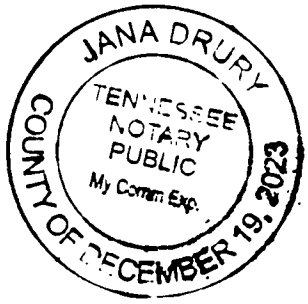
Ebrahem Masoud

Ebrahem Masoud

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 24 2021 by **Ebrahem Masoud** who is personally known to me or has produced Driver License 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.

Jana Drury
Notary Public



Notary Expiration Date: 12-19-23

SABAH SOLIMAN

Sabah Soliman

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 26, 2021 by **Sabah Soliman** who is personally known to me or has produced State Identify 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.

Jana Drury
Notary Public

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
COUNTY OF DECEMBER 19, 2023

Notary Expiration Date: 12-19-23

State of TN
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 is $0.00.

Subscribed and sworn to before me

This 26 day of Feb., 2021.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Seal)

Affiant

Print Name

Notary Public

My commission expires:

12-19-23

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Final Plat, Section Five, Ransom Park of record in Plat at Instrument No. 20041118-0138647, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Nady Sidhom and Mary Ibrahem Labeb Ibrahem, and Ebrahem Masoud and Sabah Soliman from Peroun Sam and Rose Bounyasith, by virtue of a deed dated 6/11/2019, recorded 6/14/2019, in deed as instrument no. 20190614-0057220 county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, Kevin Helbig, 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.

Kevin Helbig
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Kevin Helbig, 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