Karen Johnson Davidson County
Batch# 625546 DEEDQC
04/29/2021 10:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210429-0057343

Commitment Number: 28471588
Seller's Loan Number: 2201277522

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:
Noha Samy and **Girgis Abdallah**, 161 TOOK DR., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163 02 0B 031.00

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.

Noha Samy, grantor, married, whose mailing address is **161 TOOK DR., Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Noha Samy** and **Girgis Abdallah**, hereinafter grantees, whose tax mailing address is **161 TOOK DR., Antioch, TN 37013, a married couple,** as joint tenants with right of survivorship, 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: 161 TOOK DR., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20190418-0035738 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 163 02 0B 031.00

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 April 9, 2021:

NOHA SAMY

Noha Samy

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on April 9, 2021 by **Noha Samy** who is personally known to me or has produced TN Driver's 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.

Rhonda Burgess Howse
Notary Public

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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 is $0.00.

Subscribed and sworn to before me

This 9th day of April, 2021.

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

(Seal)

NOHASAMY
Affiant

Noha Samy
Print Name

Rhonda Burgess Howse
Notary Public

My commission expires:

3-7-23

Rhonda Burgess Howse
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson county, Tennessee, being all of lot no. 70 on the plan of the first amendment, Berkeley Hall, phase five, section one of Hickory Highlands, P.U.D., as shown by plat appearing of record in instrument No. 20050706-0077601, as corrected by surveyor's certificates of correction of record in instrument no. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and adoption of plat of record in Instrument No. 20050923-0114416, of the Register's office of Davidson county, Tennessee, to which plat reference is hereby made for more complete details of said lot. Being the same parcel conveyed to Noha Samy from Timothy A. Burns and Yarcheka Burns, by virtue of a deed dated 3/28/2019, recorded 4/18/2019, in deed book _, page _, as instrument no. 20190418-0035738 county of Davidson , state of Tennessee.

True Copy Cerification

I, Logan Walker, 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.

Logan Walker
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, Logan Walker, who acknowledges that this certification of an electronic
Signer's Name

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

Lissette Anne Moree
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