Karen Johnson Davidson County
Batch# 632216 DEEDQC
05/10/2021 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210510-0062530

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 692510

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Maher Abrahiem Yousef and Hanaa I. Ibrahim	Maher Abrahiem Yousef and Hanaa I. Ibrahim	164 07 0A 160.00
1701 Porchrest Way	1701 Porchrest Way	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MAHER A. YOUSEF also known as MAHER ABRAHIEM YOUSEF, a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MAHER ABRAHIEM YOUSSEF and HANAA I. IBRAHIM, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1701 Porchrest Way, Antioch, TN 37013, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being all of Lot No. 173, Section Two, Harvest Grove, Formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat refernce is hereby made for more complete details of location of said lot.

This conveyance is made subject to Declaration of Covenants, Conditions, and restrictions of record in Instrument Number 20060628-007382: Charter of Homeowners Association of record in Instrument Number 20060519-0059378; Stormwater Detention Agreement of record in Instrument Number 20060726-0090037 and in Instrument Number 20040707-0080492; Agreement for Dedication for Public Right of Way of record in Instrument Number 20060830-0107233; and to any and all matters shown on said Plan of record appearing of record in Instrument Number 20140529- 0046065; all of said register's Office.

Tax ID No.: 164 07 0A 160.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 201504240036954, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1701 Porchrest Way, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of April, 2021.

Maher Youssef Maher ABRAHIEM Youssef

MAHER A. YOUSEF also known as
MAHER ABRAHIEM YOUSEF

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MAHER A. YOUSEF also known as MAHER ABRAHIEM YOUSEF, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 21st day of April, 2021.

Sally Locke
Notary Public
My Commission expires: 11-20-2023

SALLY LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

MAHER ABRAHIEM YOUSEF

HANAA IBRAHIM

Subscribed and sworn to before me this 21st day of APRIL, 2021.

Notary Public

My Commission expires: 11-20-2023

SALLY LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, Nicole Ball, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Shannon Taylor, a notary public for this county and state, Nicole Ball, 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: 09/15/2024

Notary's Seal:

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2024
Commission number 1300893
Member, Pennsylvania Association of Notaries