Karen Johnson Davidson County
Batch# 648962 DEEDQC
06/03/2021 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210603-0074482

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 26 day of May, 2021.

NOTARY PUBLIC
My Commission Expires: _____

KRYSTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES

ADDRESS OF NEW OWNER:
Ashraf S. Abaskharoun and Evelin F. Soos
5024 Arrogate Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 150-14-0D-107.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Atef Fawzy, a single man,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Ashraf S. Abaskharoun and wife, Evelin F. Soos,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Final Plat of Keeneland Downs, Phase 2, a Planned Unit Development of record in Plat at Instrument No. 20180525-0050194, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20180605-0053852 and further corrected by Certificate and Affidavit of Correction to Plat of record in Instrument No. 20180911-0089784, 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 property conveyed to Ashraf S. Abaskharoun and wife, Evelin F. Soos, as to an undivided 50% interest as tenants by the entirety (the "Entireties Interest") and Atef Fawzy, a single man, as to an undivided 50% percent interest (the "Individual Interest") with the Entireties Interest and the Individual Interest, as the relate to each other, being held as joint tenants with rights of survivorship by Special Warranty deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20190410-0032407 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 10, 2019.

This is real property commonly known as 5024 Arrogate Drive, Antioch, Tennessee 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of May, 2021.

ATEF FAWZY
Atef Fawzy

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Atef Fawzy, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 21 day of May, 2021.

Notary Public

KRYSTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires:

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

