Karen Johnson Davidson County
Batch# 662382 DEEDQC
06/23/2021 08:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210623-0084479

Commitment Number: 28248377
Seller's Loan Number: 2201263242

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:
Serapion Ghobrial and Christine Ghobrial, 7501 TARMAC WAY, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181 01 0B 320.00

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.

Serapion Ghobrial F/K/A Ashraf Farid Mikhail Ghobrial, Married, whose mailing address is **7501 TARMAC WAY, Nashville, TN, 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Serapion Ghobrial** and **Christine Ghobrial**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **7501 TARMAC WAY, Nashville, TN 37211**, 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: 7501 TARMAC WAY, Nashville, TN, 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20090409-0032339 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181 01 0B 320.00

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 March 8, 2021:

F/K/A Ashraf Farid Mikhail Ghobrial

Serapion Ghobrial F/K/A Ashraf Farid Mikhail Ghobrial

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 8, 2021 by **Serapion Ghobrial F/K/A Ashraf Farid Mikhail Ghobrial** who is personally known to me or has produced TN DRiverhic 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.

Ella K Butler
Notary Public

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

EKB

Commission EXP:
7/9/2024

ELLA K. BUTLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

EKB

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 8 day of March, 2021.

F/K/A Ashraf Farid Mikhail Ghobrial
Affiant

Serapion Ghobrial F/K/A Ashraf Farid Mikhail Ghobrial
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Ella K Butler
Notary Public

My commission expires:
07/09/2024

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee Being Lot No. 33, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, an Rs-10 Cluster Lot Subdivision, a Planned Unit Development, of Record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to Which Said Plan Reference Is Hereby Made for a More Complete and Accurate Legal Description Thereof

Being the same parcel conveyed to Ashraf Farid Mikhail Ghobrial from Yazdian Construction, Inc., A Tennessee Corporation, by virtue of a deed dated 04/08/2009, recorded 04/09/2009, as instrument no. 20090409-0032338 County of Davidson, State of Tennessee

Tennessee Certification of Electronic Document

I, WENDY MARTIN, 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.

Wendy L. Martin
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, WENDY MARTIN, 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