REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 693394 DEEDQC
08/09/2021 12:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210809-0106958

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 5th DAY OF August, 2021.

STACY R. JACOBS STATE OF TENNESSEE NOTARY PUBLIC SEAL DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
JP Morgan Chase
700 Kansas Lane
Monroe, LA 71203

Parcel No. 082-13-0-G-208.00 CO

NEW OWNER:
Ibrahim Ezzat and Myriam Vallejo and Suzanne Ezzat
303 Criddle Street, Unit 208
Nashville, TN 37219

QUIT CLAIM DEED

(TO CONVEY AND CREATE JOINT TITLE)

This indenture is made and entered into this 22 day of JULY, 2021 between IBRAHIM EZZAT AND SUZANNE EZZAT (hereinafter referred to as "GRANTOR"), and R. W. Hardison (hereinafter referred to as "TRUSTEE") and IBRAHIM EZZAT AND WIFE MYRIAM VALLEJO AND SUZANNE EZZAT, as joint tenants with rights of survivorship (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 208, as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, and First Amendment in Instrument No. 20071025-0126183, Instrument No. 200801040001138, and Instrument No. 200901270006865, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in

the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Ibrahim Ezzat and Suzanne Ezzat by Warranty Deed from Erin M. Kline dated November 2, 2018 and recorded November 6, 2018 as Instrument No. 20181106-0109985, in the Register's Office for Davidson County, Tennessee.

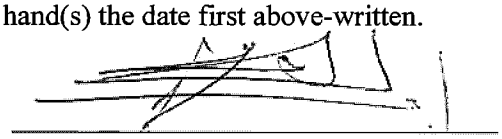
The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 303 Criddle Street, Unit 208, Nashville, TN 37219. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

The express purpose of this instrument is to create a joint tenancy with rights of survivorship (and not a tenancy in common) between Grantor and Grantee. Trustee for the express purpose of carrying out the intent of this transfer, as above set out, does hereby remise, release and forever quitclaim unto Grantee, as joint tenants with rights of survivorship (and not as tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

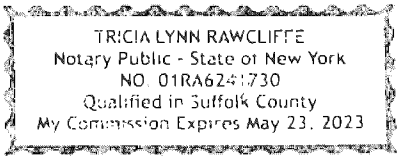
[SIGNATURES ON THE FOLLOWING PAGES]

In Witness Whereof, Grantor has set its hand(s) the date first above-written.



IBRAHIM EZZAT

STATE OF NY)
)
COUNTY OF Suffolk)



Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared IBRAHIM EZZAT, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 2nd day of August, 2021.

SEAL

Tricia Rawcliffe
NOTARY PUBLIC
COMMISSION EXPIRES: 5/23/2023

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

SUZANNE EZZAT

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared SUZANNE EZZAT, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 4th day of August, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 10/02/2023

LAUREL PIPKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

In Witness Whereof, Trustee has set his hand the date first above-written.

R. W. HARDISON, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, TRUSTEE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 22 day of July, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 5, 2021**.

Date

Affiant Signature

08/06/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **6th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY