Karen Johnson Davidson County
Batch# 724774 DEEDQC
09/27/2021 02:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210927-0129560

Commitment Number: TN21104156

After Recording, Send To:

Boston National Title Agency LLC
400 Rouser Road
Coraopolis 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. File Number: TN21104156.

New Property Owner/Mail Tax Statements To:
Holley B. Hassanin and **Ahmed S. Hassanin, wife and husband; as Joint Tenancy with Right of Survivorship**, 4904 JOHN HAGER RD., HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 097160A03700CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Holley B. Hassanin who acquired title as **Holley B. Brown**, hereinafter grantor, whose tax-mailing address is **4904 JOHN HAGER RD., HERMITAGE, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Holley B. Hassanin** and **Ahmed S. Hassanin, wife and husband, as joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **4904 JOHN HAGER RD., HERMITAGE, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described tract/parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot 90, First Revision, The Peninsula, Phase One, as shown on plat of record in Plat Book 9700, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Tax ID: 097160A0370000
Property Address is: 4904 JOHN HAGER RD., HERMITAGE, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20040505-0051599 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 097160A03700CO

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 6/11, 2021:

Holley B. Hassanin

Ahmed S. Hassanin

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 11, 2021 by **Holley B. Hassanin** who is personally known to me or has produced drivers 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.

Anne Marie Vaughan
Notary Public

Commission expires 01/03/23

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11th day of June, 2021.

Affiant

Holley Hassanin
Print Name

(Seal)

Anne Marie Vaughan
Notary Public

My commission expires:

01/03/23

Anne Marie Vaughan
Print Name

CTIC# _____

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

All Purpose Acknowledgement

State of Tennessee

County of Davidson

On June 11, 2021, before me,
Anne Marie Vaughan,
(date) (notary)

personally appeared,
Holley B Hassanin and Ahmed S Hassanin
(signers)

personally known to me

-- OR --

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument

WITNESS my hand and official seal

Anne Marie Vaughan

(notary signature)

My Commission Expires: 01/03/23

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **06/1/2021** .

Affiant Signature

09/24/2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **24th** day of **September**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462