This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 737138 DEEDQC
10/15/2021 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211015-0138666

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Irine Erian Mary Erian Boutros Erian 4757 Billingsgate Road Antioch, Tennessee 37013	New Owner	149-5-A-242

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Karima H. Gaballah and Samir Fahmy Erian, husband and Wife**("Grantors") do hereby quitclaim and convey unto **Irine Erian, a single woman, Mary Erian, a married woman,** and **Boutros Erian a married man,** as joint tenants with rights of survivorship. Samir Fahmy Erian is now deceased, having passed away on August 26, 2003 and leaving his marital interest to wife, Karima H. Gaballah.

("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Pepper Ridge Phase Ten Townhomes, a planned Unit Development, of record at Instrument No 20010229-0008519 and subject to Master Deed of record at Instrument No. 20010223-0006702, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Karima H. Gaballah and Samir Fahmy Erian, husband and Wife**, by deed from York Construction, LLC dated March 9, 2001, and recorded March 16, 2001, of record in Inst. No. 20010316-0025638, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4757 Billingsgate Road Antioch, Tennessee 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

GRANTOR:

Karima Gaballah.
Karima H. Gaballah

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karima H. Gaballah the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021.

Notary Public

Expires: 3-1-2023

STATE OF TENNESSEE NOTARY PUBLIC
DEBORAH L. BISSELL
COUNTY OF PERRY

Certificate of Authenticity

I, Spencer Lambert, do hereby make oath that I am 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 9/30/21

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30 day of September 2021

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

