Karen Johnson Davidson County
Batch# 754281 DEEDQC
11/15/2021 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211115-0151312

Name and Address of New Owner:
Gertrudis R. Sanchez Del Rio
1125 Streamdale Point E
Antioch, TN 37013

Send Tax Bills To:
Gertrudis R. Sanchez Del Rio
1125 Streamdale Point E
Antioch, TN 37013

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 173 08 0A 041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fayez Y. Elhanshali,** "the Grantor," convey and quitclaim unto **Gertrudis R. Sanchez Del Rio A/K/A Gertrudis E. Sanchez Del Rio,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Deer Valley, Section 1, a Cluster Lot Development, a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.
>
> Being all or part of the same property conveyed to Fayez Y. Elhanshali and Gertrudis E. Sanchez Del Rio, husband and wife by Warranty Deed from Gerald W. Hester and wife, Jenae Hester, dated January 26, 2018, of record in Instrument No. 20180130-0009556, in the Register's Office of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

This is improved property known as 1125 Streamdale Point E, Antioch, TN 37013

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11 day of October, 2021.

_____(SEAL)
Fayez Y. Elhanshali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this __ day of October, 2021, before me personally appeared **Fayez Y. Elhanshali**,, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of Ocober 2021.

ZAKARIA ELI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 9/8/2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that 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.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of October, 2021.

ZAKARIA ELI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 9/8/2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 October 11, 21 (date of document).

Connie Taylor
Affiant Signature

10.11.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

