Karen Johnson Davidson County
Batch# 757310 DEEDQC
11/17/2021 04:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211117-0153387

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Sherif Baddar, Soheir Mahfouz and Maria Baddar 116 McMurray Circle Nashville, TN 37211

Order Number: RLC-2102578

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Soheir Mahfouz, and Sherif Baddar, f/k/a Sherif Abdel Sayed, Wife and Husband, and Maria Baddar, f/k/a Maria Abdel Sayed, an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sherif Baddar and Soheir Mahfouz, Husband and Wife, and Maria Baddar, an unmarried woman,** as joint tenants with rights of survivorship, whose address is 116 McMurray Circle Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 16 on the Plan of McMurray Court, A Planned Unit Development, as of record in Book 6250, Page 230 and as amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 147 16 0A 016.00CO
Street address of property: 116 McMurray Circle Nashville, TN 37211

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20181105-0109682 in the Register's Office, Davidson County, Tennessee.

Signed this 26 day of October, 2021.

Signature of Grantors (1 and 2 of 3):

Soheir Mahfouz
Soheir Mahfouz

Sherif F K A Sherif
Sherif Baddar, f/k/a
Sherif Abdel Sayed

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26 day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Soheir Mahfouz and Sherif Baddar, f/k/a Sherif Abdel Sayed known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Signed this 26 day of October, 2021.

Signature of Grantor (3 of 3):

Maria Baddar f/k/a Maria Abdel Sayed.
Maria Baddar ,f/k/a
Maria Abdel Sayed

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26 day of October, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Maria Baddar, f/k/a Maria Abdel Sayed known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LaTonya S Smith
Notary Public



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 147 16 0A 016.00CO
Street address of property: 116 McMurray Circle Nashville, TN 37211

Oath of Consideration

I or we, Soheir Mahfouz Sherif Backhart, fka Sherif Abdel Sayed, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 26 day of October, 2021.

Signatures of Affiant(s):

Soheir Mahfouz

Sherif FKA Sherif

Sworn and subscribed before me this 26 day of Oct, 2021.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LEGAL DESCRIPTION

Order No.: RLC-2102578

For APN/Parcel ID(s): 147 16 0A 016.00CO
For Tax Map ID(s): 147 16 0A 016.00CO

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 16 ON THE PLAN OF MCMURRAY COURT, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6250, PAGE 230 AND AS AMENDED IN BOOK 6606, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 201811050109682 in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Felicia Navarrete, 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 10/26/2021.

Date

Felicia Navarrete

Affiant Signature

10/28/2021

Date

State of IL

County of Will

Sworn to and subscribed before me this 28 day of October, 2021.

Notary's Signature

"OFFICIAL SEAL"
TINA MAYER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/21/2021

My Commission Expires: 11/21/2021

Date

Notary's Seal (if on paper)