Karen Johnson Davidson County
Batch# 773061 DEEDQC
12/13/2021 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211213-0164684

PREPARED BY:
PREMIER LAND TITLE & ESCROW
David Marttala
879 Seven Oaks Blvd., Ste 600
Smyrna, TN 37167
698-21

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
The actual consideration is $0.00.

Diana A. Amgad
AFFIANT

ADDRESS OF NEW OWNER:
Aymen Hanna
Diana Amgad
3316 Milkweed Drive
Murfreesboro, TN 37128

SEND TAX BILLS TO:
SWBC Mortgage
9311 San Pedro Ave, Suite 100
San Antonio, TX 78216

Subscribed and sworn to before me this
28th day of December, 2021.

Notary Public
My Commission Expires: 7-1-25

Map/Parcel: 150-05-0-386.00

TAMMY MCCAULEY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Aymen Hanna, a married man and Michael Ibrahim, unmarried, as tenants in common,** has/have/its this day bargained and sold and hereby conveys and quitclaims, unto **Aymen Hanna and Diana Amgad, husband and wife and Michael Ibrahim, married,** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in Rutherford County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Lot No. 1-B, Zone Lot Division of Lots 1 and 2, CHERRY HILLS, Section 12, as appearing of record in Plat Book 6250, Page 976 (which amended said lots as previously shown in Plat Book 6250, Page 174), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Aymen Hanna, a married man (incorrectly spelled "Hanan") and Michael Ibrahim, unmarried, as tenants in common by QuitClaim Deed from Aymen Hanna, a married man, dated 2/27/2020 and filed for record in Instrument No. 20200313-0028105, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aymen Hanna, a married man by Deed from Joseph D. Eckroth, unmarried, dated 12/6/2019 and filed for record in Instrument No. 20191213-0128644, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as defined by statute.

This conveyance is subject to any and all existing easements and restrictions of record.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9th day of December, 2021.

Aymen Hanna

12-09-21
Michael Ibrahim

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Aymen Hanna and Michael Ibrahim**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 9th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, KIMBERLY MINTER, 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 July 1, 2021. Document Dated DECEMBER 9, 2021.

Affiant Signature

Dated 12/9/2021

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 14th day of Oct 2021

Notary Signature

My Commission Expires: 7-1-2025

Notary's Seal (if on paper)

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY