Karen Johnson Davidson County
Batch# 782509 DEEDQC
01/03/2022 08:15:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220103-0000042

Commitment Number: 27509768
Seller's Loan Number: 2201181494

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Eid Ibrahim, 5449 Ruffian Way, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 14 0D 160.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Eid Ibrahim, joined by his spouse **Martha Mikhail,** and **Beshoy Tawadrous, single**, whose mailing address is **2853 Louise Russell Dr., Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Eid Ibrahim, married**, hereinafter grantee, whose tax mailing address is **5449 Ruffian Way, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 5449 Ruffian Way, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190516-0046090 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150 14 0D 160.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 November 2, 2020:

Eid Ibrahim

Eid Ibrahim
ES

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 2, 2020 by **Eid Ibrahim** who is personally known to me or has produced Tennessee 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.

ES

Notary Public

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

Martha Mikhail

Martha Mikhail

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 2, 2020 by **Martha Mikhail** who is personally known to me or has produced Tennessee 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.

Notary Public

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

Beshoy Tawadrous

Beshoy Tawadrous

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 2, 2020 by **Beshoy Tawadrous** who is personally known to me or has produced Tennessee 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.

Notary Public

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires
November 8, 2021

State of Tennessee
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 is $0.00.

Subscribed and sworn to before me

This 2nd day of November, 2020.

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

Beshoy Tawadrous
Affiant

Beshoy Tawadrous
Print Name

(Seal)

Bette Shul -
Notary Public

My commission expires:

November 8, 2021

Bette Shulman
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee,

being Lot No. 160 on the Plan of Keeneland Downs, Phase Two, a Planned Unit Development, as of record in Instrument No. 20180525-0050194, and Surveyor's Certificate of Correction in Instrument No. 20180605-0053852, and Certificate and Affidavit of Correction to Plat in Instrument No. 20180911-0089784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same parcel conveyed to Eid Ibrahim and Beshoy Tawadrous from BMCH Tennessee, LLC a Delaware Limited Liability Company, by virtue of a deed dated 5/10/2019, recorded 5/16/2019, as instrument no. 20190516-0046090 county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 11-2-2020 (date of document).

Luke Bingham
Affiant Signature

12-23-2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries