Karen Johnson Davidson County
Batch# 801388 DEEDQC
02/07/2022 01:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220207-0013917

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 21031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Ramy Bebawy & Janet Gerges 317 Grovedale Trace Antioch, TN 37013

Order Number: FTBREF21414563

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Ramy Bebawy, a married person, herein joined by their spouse Janet Gerges,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Ramy Bebawy and Janet Gerges, married to each other, as tenants by the entirety,** whose address is 317 Grovedale Trace, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 75, Section two in the Harvest Grove, RS-10 Subdivision-Clusther lot option of record in Plat instrument 201405290046065, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ramy Bebawy, married by Warranty Deed from Carlota Sifuentes, married, dated December 21, 2017, recorded on December 27, 2017 as Instrument 20171227-0131148.

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 _____

Subject to all other 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: 164-07-0A-113.00-CO
Street address of property: 317 Grovedale Trace, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20171227-0131148, in the Register's Office, Davidson County, Tennessee.

Signed this 20 day of January, 2022

Signature of Grantors:

Ramy Bebawy
Ramy Bebawy

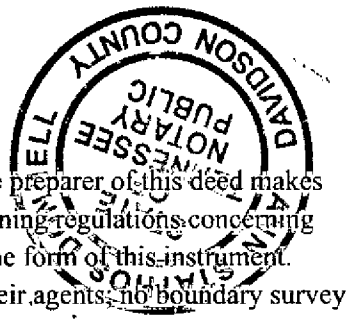
Janet Gerges
Janet Gerges

STATE OF TN, COUNTY OF Davidson, SS.

BE IT REMEMBERED That on this 20 day of January, 2022, ~~before~~ me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ramy Bebawy and Janet Gerges, 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.

_____
Notary Public
My Com Exp 9/02/26



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: 164-07-0A-113.00-CO
Street address of property: 317 Grovedale Trace, Antioch, TN 37013

Oath of Consideration

I or we, Ramy Bebawy, Janet Gerges, 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 $_____.

Signed this 20 day of January, 2022

Signatures of Affiant(s):

Ramy Bebawy Janet Gerges

Sworn and subscribed before me this 20 day of January, 2022

Notary Public My Com Exp 09/02/24

STATE OF TENNESSEE NOTARY PUBLIC ANN STATHOS DONNELL DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 01.20.2022 (date of document).

Cheri Hackethal
Affiant Signature

01.27.2022
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 27 day of January, 2022.

Vernell Bowers
Notary's Signature

MY COMMISSION EXPIRES: April 19, 2023

NOTARY'S SEAL

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 19, 2023
15634878