Karen Johnson Davidson County
Batch# 801431 DEEDQC
02/07/2022 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220207-0013966

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Hani Bushra** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mario Ramzy**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 40, Hampton Park, formerly Chitwood Downs, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 550, 551, and 552, corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

FOR INFORMATION PURPOSES ONLY: 1712 Aaronwood Dr. Old Hickory, Tennessee 37138.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20210608-0077012 in said Register's Office.

Grantor warrants that the above described property has never been his primary residence.

IN TESTIMONY WHEREOF I have executed this instrument the 15 day of **December, 2021.**

Hani Bushra
Hani Bushra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Hani Bushra**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of **December, 2021.**

Ashlee D. Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 15 day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS: **1712 Aaronwood Dr.**
Old Hickory, TN 37138

TAX PARCEL NO.: **063160A01000CO**

PROPERTY OWNER: **Mario Ramzy**
OWNER'S ADDRESS: 1712 Aaronwood Dr.
Old Hickory TN 37138

MAIL TAX BILLS TO: Mario Ramzy
1712 Aaronwood Dr.
Old Hickory, TN 37138

Certificate of Authenticity

I, Holly A Mason, 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 12/15/21.

Affiant Signature

1/27/22
Date

State of TN
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY