Karen Johnson Davidson County
Batch# 812655 DEEDQC
02/28/2022 03:39:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220228-0022664

AFTER RECORDING RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 2047041TN

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Recording Requested by:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, CA 91361

Parcel ID No.: 135140A27000CO

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 8 day of February, 2022, by and between **Gerges Louza, a married person,** a mailing address of 1025 Blue Mountain Lane, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Gerges Louza and Rabab Rezkalla, husband and wife,** a mailing address of 1025 Blue Mountain Lane, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

BEING LOT NO. 270, ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE FIVE, OF RECORD IN PLAT BOOK 8250, PAGE 842, AND AMENDED IN BOOK 11114, PAGE 958, AND SEE ALSO SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 11408, PAGE 962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO GERGES LOUZA, MARRIED BY DEED FROM RENEE E. PICIULLO AND HUSBAND, ANGELO M. PICIULLO DATED October 31, 2007 AND RECORDED November 6, 2007 UNDER 20071106-0130781 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

Property Address: 1025 Blue Mountain Lane, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gerges Louza

Gerges Louza

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Gerges Louza, the within named Grantor, 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 seal, at office in Davidson Tennessee this 8th day of February, 20 22.

Notary Public
My Commission expires: 12-21-2024

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee
County of Davidson

On February 8, 2022 (DATE) before me, Cheyanne Federico (NAME OF NOTARY PUBLIC)

personally appeared Gerges Louza (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quitclaim Deed
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

February 8, 2022
DATE OF DOCUMENT

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Rabab Rezkalla
Affiant

Print Name: Rabab Rezkalla

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 8th day of February, 2022.

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12-21-2024

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Gerges Louza and Rabab Rezkalla
1025 Blue Mountain Lane
Antioch, TN 37013

Name and address of property owner:

Gerges Louza and Rabab Rezkalla
1025 Blue Mountain Lane
Antioch, TN 37013

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

gerges.louza
Affiant

Print Name: G.Erges.Louza

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 8th day of February, 2022.

Notary Public
My Commission Expires: 12-21-2024

CHEYANNE FEDERICO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Gerges Louza and Rabab Rezkalla
1025 Blue Mountain Lane
Antioch, TN 37013

Name and address of property owner:

Gerges Louza and Rabab Rezkalla
1025 Blue Mountain Lane
Antioch, TN 37013

TRUE COPY CERTIFICATION

I, Ken VeltRi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Ken VeltRi

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, Jennifer L Lander [Name of Notary],

a notary public for this county and state, Ken VeltRi [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954