Karen Johnson Davidson County
Batch# 820380 DEEDQC
03/11/2022 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028725

NEW OWNER:

Nady Shehata & Goliana Mikhail
1813 Brisbane Lane
Mount Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel: 136-05-0-044.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **J & M BLESS, LLC,** hereinafter called the Grantor, has quitclaimed to **NADY SHEHATA and wife, GOLIANA MIKHAIL**, hereinafter called the Grantees, their heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the plan of Section Three, Bayview, of record in Plat Book 9700, page 685, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J & M Bless, LLC, by Quitclaim Deed from Nady Shehata and Goliana Mikhail, dated July 12, 2021, of record as Instrument Number 20210719-0096433, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This property is improved property known as 2508 Bayview Drive, Nashville, TN 37217.

WITNESS SIGNATURE(S) this 3rd day of March, 2022.

J & M BLESS, LLC:

NADY SHEHATA, Member

GOLIANA MIKHAIL, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid **J & M Bless, LLC,**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Nady Shehata and Goliana Mikhail** are Members of J & M Bless, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 3rd day of March, 2022.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 3rd day of March, 2022.

Notary Public

My commission expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/3/22.

Date

Celia Stewart-Rouse

Affiant Signature

3/3/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3rd day of March, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

