QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Bahgat Wadeh, Married,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Bahget Wadeh and Hanan Garce, Husband and Wife,** all their right, title, and interest including, but not limited to her marital interest in and to the following described real estate, located at **1316 Gannett Peak Lane, Antioch, Tennessee 37013**, described as follows:

Being all of Lot No. 242, on the plan of Final Plat, Re-Subdivision of Lots 240 & 242, Pinnacle Point Subdivision, Phase Five, according to plat and survey appearing of record in Instrument No. 20000207-0012632 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Bahgat Wadeh, Married, by deed from Mayumi Hanabusa and Alexie Khimenko, Wife and Husband, dated August 1, 2007, appearing of record in Instrument No. 20070802-0092021 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. This is improved property known as 1316 Gannett Peak Lane, Antioch, TN 37013.

IN TESTIMONY WHEREOF he/she has (we) hereunto set his/her hand(s) and seal(s) this 21 day of March, 2022.

Bahgat Wadeh

Bahgat Wadeh

Karen Johnson Davidson County
Batch# 836426 **DEEDQC**
04/08/2022 10:22:34 AM 1 pg
Fees: $12.00 Taxes: $0.00

20220408-0041100

STATE OF **TENNESSEE**
COUNTY OF Rutherford

On the 21st day of **March, 2022,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Bahgat Wadeh, Married, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 21 day of March, 2022.

My Commission Expires: 8.19.24

Notary Public

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

The actual consideration for this transfer is –0-

Judi Martin

Affiant

Sworn and subscribed to me this 21 day of March, 2022.

My Commission Expires: 8.19.24

Notary Public

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

This information was provided solely by the parties.
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129
Map: 135-14-0-A Parcel: 242
Name and Address of New Owner/Send Tax Bills To:
Bahgat Wadeh and Hanan Garce, 1038 Bradburn Village Drive, Antioch, TN 37013