Karen Johnson Davidson County
Batch# 879001 DEEDQC
06/27/2022 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0073649

Name and Address of New Owner:
Rachel Christine Biro & Caleb Lombardi
338A Thelma St
Madison TN 37115

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043-09-0-405-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachel Christine Biro , unmarried woman,** "the Grantors," convey and quitclaim unto **Rachel Christine Biro and Caleb Lombardi, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13, OF BLOCK "M" OF WOODLAWN ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to Andrew Stanton and Natalie Nashat Hilme Qayed Najar, husband and wife by Warranty Deed from Kudzu Real Estate, Inc of record as (book) 9444 / (page) 521, (instrument) 20180411-0034073 in the Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 11, 2018.

For Information Only: Being Parcel 043-09-0-405-00
Being also known as 338A Thelma Street, Madison, TN 37115

Natalie Nashat Hilme Qayed Najar AKA Natalie Qayed

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 15th day of June, 2022.

Rachel Christine Biro (SEAL)
Rachel Christine Biro

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Rachel Christine Biro** ,within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2022.

BRITTANY TRENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of June, 2022.

BRITTANY TRENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3/3/26

File # 2022-4691-BT

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 6/15/22 (date of document).

Affiant Signature

6/23/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

