Karen Johnson Davidson County
Batch# 906545 DEEDQC
08/23/2022 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220823-0094970

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 18th day of August, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ghazi A. Zughni and/or Helen T. Zughni, Trustees 4800 Redcastle Ridge Nashville, Tennessee 37211	SAME	172 14 0B 074.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Ghazi A. Zughni and wife, Helen T. Zughni**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Ghazi A. Zughni and/or Helen T. Zughni, Trustees of the Ghazi & Helen Zughni Living Trust, established by the Revocable Trust Agreement of Ghazi A. Zughni and Helen T. Zughni dated August 18, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of August, 2022.

Ghazi A. Zughni

Helen T. Zughni

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ghazi A. Zughni and Helen T. Zughni, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of August, 2022.

My Commission Expires

JEFFREY MOONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Winfield Park Phase 1, Section 1 of record in Doc. No. 200103130024108, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Helen T. Zughni and spouse, Ghazi A. Zughni, by deed from W. Timothy Holman and spouse, Virginia A. Spini, of record as Instrument No. 20060710-0082743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for the current and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200103130024108, said Register's Office, to which plan reference is hereby made for a more complete description thereof; Easement to Bellsouth Telecommunications of record in Book 11628, page 204, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 4800 Redcastle Ridge, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 18, 2022.

August 19, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of August, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

