Karen Johnson Davidson County
Batch# 928768 DEEDQC
10/12/2022 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221012-0112001

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2022. Notary Public MY COMMISSION EXPIRES: 3.3.26 (AFFIX SEAL)

ZANA C PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0695

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary Hanna and Nermin Samy Saad	New Owner's	Map: 164-03-0-D-139-00CO
(NAME) 3039 Talisman Way	(NAME) 3039 Talisman Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL HANNA, MARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

MARY HANNA, MARRIED AND NERMIN SAMY SAAD, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 139, Phase 1, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restriction for Hamilton Church Manor Townhouses of record in Instrument No. 20210826-0115250 corrected in Instrument No. 20210827-0115886, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, shown on Exhibit "B-2" to the First Amendment to the Declarations of record in Instrument No. 20210119-0008158, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Michael Hanna and wife, Mary Hanna and Nermin Samy Saad, a married woman by Quitclaim Deed from Michael Hanna, a married man, of record in Instrument No. 20220216-0018138, dated February 7, 2022, Register's Office for said County.

This is improved property, known as 3039 Talisman Way, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of October, 2022.

Michael Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 12th day of October, 2022.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Brittney Linville, 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 October 12, 2022.

(AFFIANT) – Brittney Linville

October 12, 2022
Date

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me October 12, 2022.

My commission expires: 10/2/23

Notary Public