Karen Johnson Davidson County
Batch# 943098 DEEDQC
11/21/2022 08:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221121-0122876

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Saber Hanna, a married man, and Shawki Ghatas, a married man** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Saber Hanna, a married man, and Shawki Ghatas, a married man, as tenants in common**(Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 12A on the plan of Zone Lot Division Edge-O-Lake Villa, Lots 9 thru 15, of record in Plat Book 6900, page 376, Register's Office for said County, as amended by Surveyor Certificate of record in Book 8481, page 783, said Register's Office.

Said Lot No. 12A fronts 32.02 feet on the Easterly margin of Murfreesboro Pike and extends back 182.78 feet on the Northerly line and 177.64 feet on the Southerly line to a dead line in the rear, measuring 34.75 feet thereon.

Being the same property conveyed to Saber Hanna, a married man and Shawki Ghatas, a married man, joint tenants with right of survivorship, by virtue of that certain Warranty Deed dated July 8, 2022, and being of record at Instrument No. 20220711-0079366 in the Register's Office of Davidson County, Tennessee.

For information purposes only: 2434 Scott Valley Dr., Nashville, TN, 37217

Grantors warrant that the above described property is not their primary residence, and used for investment purposes only. This document is being executed to update vesting to tenancy in common.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 17 day of **November, 2022.**

Saber Hanna

Shawki Ghatas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Saber Hanna and Shawki Ghatas**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of **November, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 17 day of **November, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS: **2434 Scott Valley Dr.**
Nashville, TN 37217

TAX PARCEL NO.: **149-03-0-091.00**

PROPERTY OWNER: **Saber Hanna, and Shawki Ghatas**
OWNER'S ADDRESS: **P.O. Box 17673**
Nashville, TN 37217

MAIL TAX BILLS TO: **Saber Hanna, and Shawki Ghatas**
P.O. Box 17673
Nashville, TN 37217

Certificate of Authenticity

I, Holly A. Mason, 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 November 17, 2022.

Affiant Signature

11/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25