Karen Johnson Davidson County
Batch# 943104 DEEDQC
11/21/2022 08:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221121-0122882

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** ("Grantor"), 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 their rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being all of Unit No. 48, Villas at Ransom Park (A Horizontal Property Regime), according to plat appearing of record in Master Deed in Instrument No. 20051025-0128829, amended and restated in Instrument No. 20061002-0121910 of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20200113-0004494 in said Register's Office.

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.

FOR INFORMATION PURPOSES ONLY: 1022 Capital Funds Court, Nashville, TN 37217

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 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 NOTARY PUBLIC STATE OF TENNESSEE 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 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1022 Capital Funds Ct.** **Nashville, TN 37217**
TAX PARCEL NO.:	**135100D04800CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Saber Hanna, and Shawki Ghatas** **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