Name and Address of New Owner:
Mena Megally
541 Gracewood Grove
Antioch, TN 37013

Send Tax Bills To:
Kareem Ebied
541 Gracewood Grove
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 946511 DEEDQC
12/01/2022 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221201-0125877

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

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, **Kareem Ebied and Afaf Ebied husband and wife,** "the Grantor," convey and quitclaim any interest they have unto **Mena Megally as sole owner,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Harvest Grove. Section Three, a Planned Unit Development, of record in Instrument No. 20160429-0042362, in the 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 Kareem Ebied and Afaf Ebied, husband and wife, by Warranty Deed from Magdy Ghaly and Maryana Maher Atti Abdelmessih, husband and wife, of record in Instrument No. 20211013-0137408 in the Register's Office for Davidson County, Tennessee, dated October 8, 2021, and recorded on October 13, 2021.

Being also known as 541 Gracewood Grove, Antioch, TN 37013.

Grantor 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 specially set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTAION AS TO THE STATUS OF TITLE OR ACCURANCY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of November, 2022.

Kareem EBIed (SEAL)
Kareem Ebied

Afaf EBied (SEAL)
Afaf Ebied

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Kareem Ebied and Afaf Ebied, the 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 30th day of November, 2022.

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Sharon Fernandez
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
30th day of November 2022.

Sharon Fernandez
Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

202212010125877

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 11/30/22 (date of document).

Regina Sullo
Affiant Signature

11/30/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

