This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 963380 DEEDQC
01/23/2023 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230123-0005095

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 23rd day of January, 2023.

Notary Public
My Commission Expires: 5-9-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-9-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Suzan Ghatas and Pola Aguib 3080 Brookview Forest Drive Nashville, TN 37211	Suzan Ghatas and Pola Aguib 3080 Brookview Forest Drive Nashville, TN 37211	180040B07300CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Suzan Ghatas, a single woman** (herein "Grantor") does hereby quitclaim and convey unto **Suzan Ghatas, single and Pola Aguib a single man, as joint tenants with right of survivorship** (herein "Grantee"), their heirs and assigns, all of the Grantor's interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 105 on the Plan of Final Plat of Brookview Forest, Phase II of record in Instrument No. 20040629-0076755, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Suzan Ghatas, a single woman by Warranty Deed from Christy Chowbay, widowed, of record in Instrument No. 20200129-0010667 Register's Office for Davidson County, Tennessee, dated January 28, 2020 and recorded on January 29, 2020.

Being also known as **3080 Brookview Forest Drive, Nashville, TN 37211.**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2023.

GRANTOR:

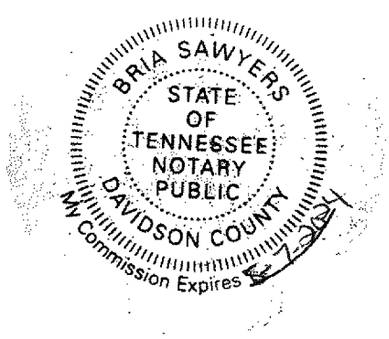
Suzan Ghatas

Suzan Ghatas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Suzan Ghatas**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she so executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January 2023.



Notary Public
My Commission expires: 5.7.2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/23/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/23/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd **day of** January **,** 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM