Name and Address of New Owner:
Seham Attalla
410 Yosemite Court
Antioch, TN 37013

Send Tax Bills To:
Seham Attalla
410 Yosemite Court
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37013

Map & Parcel No: 175-04-0-A-032.00

Karen Johnson Davidson County
Batch# 965315 DEEDQC
01/27/2023 02:08:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230127-0006426

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, **Seham Attalla, a married woman,** "the Grantor," convey and quitclaim unto **Seham Attalla, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 12A on Final Plat, Park Place Subdivision, Phase 1 of record in Instrument #20010129-0008516, Register's Office for said County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Seham Attalla, a married woman, by Warranty Deed from Marlon Lucas and wife, Mary Lucas, of record in Instrument # 20200903-0100751, Register's Office of Davidson County, Tennessee.
>
> Property Address: 410 Yosemite Court, 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 specifically set out).

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

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 20th day of January, 2023.

Seham Attalla (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2023, before me personally appeared Seham Attalla, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of January 2023.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

AFFIDAVIT OF VALUE

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of January, 2023.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25