Karen Johnson Davidson County
Batch# 985407 DEEDQC
03/27/2023 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022220

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	326 ETL Property Trust 100 Truman Drive Franklin, Tennessee 37064
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	11904011000
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 28th day of August, 2022 by and between Mr. Erian Thomas Goda and Magdi Hanna, 50-50 partners, convey said real property to The 326 ETL Property Trust, dated August 28th, 2022, Konshtta K. Sergeyous and/or Mary Mohareb, Trustee(s), "Grantee," including all their rights, title and interest in said property and the following described real estate, to-wit:

Land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 124, SECTION THREE, GLENCLIFF ESTATES, as shown on plat of record in Plat Book 1424, Page 1 (See Ordinance No. BL2000-135), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Berry Thomas and wife Nannie L. Thomas by Installment Deed from Eva Woodroof Amos, recorded on the 18th day of October, 1961 in Deed Book 3285, Page 474, in the Register's Office of Davidson County, Tennessee. Berry Thomas died on 01/11/2003 leaving Nannie L. Thomas as the surviving tenant by the entirety.

Being the same property conveyed to Mr. Erian Goda and Magdi Hanna, as Tenants in Common, each a fifty percent (50%) undivided interest, by Warranty Deed from Nannie L. Thomas, recorded on the 27th day of November, 2012 as Instrument Number 20121127-0108612 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Being also known as 326 E. Thompson Lane, Nashville, Tennessee 37211.

WITNESS my hand and seal on this 28 th day of August, 2022

Erian T. Goda

Magdi Hanna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Erian T. Goda and Magdi Hanna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor(s) and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 28 th day of August 2022.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Affiant:

Signed before me, witness my hand and official seal.
This 28 th day of August, 2022.

Diane T. Waterman
Notary Public

My Commission Expires: May 5, 2025

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Douglas L. Waterman Esq., 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 March 27, 2023.

Date

Affiant Signature

3/27/23
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27 day of March, 2023.

Diane T. Waterman
Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary's Seal (if on paper)

