Karen Johnson Davidson County
Batch# 1026968 DEEDQC
07/17/2023 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230717-0054754

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, **King David, LLC, a Tennessee Limited Liability Company** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Girgis Youssef and Erini Ryad** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by S.R. Sanford, Jr., September 2, 1947, as follows: Beginning at a point in the center of Murfreesboro Pike at the west corner of the property conveyed to Roy V. Parsley and wife, by deed from Grace E. Shipley et al., as of record in Book 3343, Page 279, Register's Office for said County; thence with said Parsleys northwesterly line North 43 degrees 15' East 322.5 feet to an iron pin in the southwesterly line of the property conveyed to Louis R. Linx, et al as of record in Book 1390, Page 19, said Register's Office; thence with said Linx's southwesterly line North 52 degrees 15' west 141.5 feet to an iron pin a the corner of said Linx's property; thence with a southeasterly line of said Linx's property south 37 degrees 30' West 311.5 feet to the corner of Murfreesboro Pike; thence with the center of said Pike South 46 degrees 30' feet to the beginning, containing 1.3 acres, more or less.

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.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20201022-0123150** in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 15 day of **June, 2023.**

King David, LLC, a Tennessee Limited Liability Company

By: Girgis Youssef, Member

By: Erini Ryad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Girgis Youssef and Erini Ryad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of King David, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Members.

WITNESS my hand and official seal at office this 15 day of **June, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 15 day of **June, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026



PROPERTY ADDRESS:	**4162 Murfreesboro Pike** **Antioch, TN 37013**
TAX PARCEL NO.:	**17500007700**
PROPERTY OWNER: OWNER'S ADDRESS:	**Girgis Youssef and Erini Ryad** **2100 Oaksprings Pl., Mount Juliet, TN 37122**
MAIL TAX BILLS TO:	**Girgis Youssef and Erini Ryad** **2100 Oaksprings Pl., Mount Juliet, TN 37122**

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 6/15/23.

Affiant Signature

7/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2023.

Notary's Signature

(Notary Seal)

ALAN M. COHEN
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26