Karen Johnson Davidson County
Batch# 1027028 DEEDQC
07/17/2023 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230717-0054845

THIS INSTRUMENT WAS PREPARED BY: **STEVEN G WATERS, PLLC** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 110** **HENDERSONVILLE, TN 37075** FILE 2061226	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. Maryam Mina AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17TH DAY OF JULY 2023. NOTARY PUBLIC MY COMMISSION EXPIRES:

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Ehab Gaid, Marian Doos, Kiven Mina and Maryam Mina	Same as new owner	086 12 0D 087.00 CO
(NAME) 7417 Blue Gable Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EHAB GAID, MARIAN DOOS AND KIVEN MINA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **EHAB GAID, MARIAN DOOS, KIVEN MINA AND MARYAM MINA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87, on the plan of RIVERBROOK PHASE 2 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 20220617-0069868, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to EHAB GAID, MARIAN DOOS AND KIVEN MINA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated July 17 2023 and recorded in Instrument No. _202307170054843_____, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as **7417 Blue Gable Road, Hermitage, TN 37076.**

WITNESS my/our hand(s) this 17th day of July 2023.

EHAB GAID

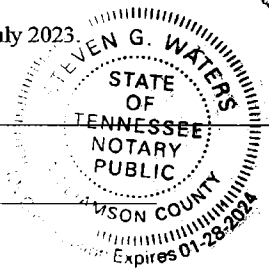
MARIAN DOOS

KIVEN MINA

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **EHAB GAID, MARIAN DOOS AND KIVEN MINA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 17th day of July 2023.



Notary Public

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 7/17/2023.

Affiant
Date: 7/17/2023

STATE OF TENNESSEE
COUNTY OF Sumner

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

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024