Karen Johnson Davidson County
Batch# 1030707 DEEDQC
07/26/2023 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230726-0057492

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Fady Eilia, Raymond Agib, and Christine Eldahaby 787 Evening Avenue Nashville, TN 37013	New owner(s)	072-15-0-177

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Fady Eilia, a married man, and Raymond Agib, a married man***, by these presents do hereby quitclaim and convey unto, **Fady Eilia, a married man, Raymond Agib, a married man, and Christine Eldahaby, an unmarried woman; all as tenants in common**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Porter Road Subdivision of Lots Nos. 2 to 7, inclusive, on Shinkle's Subdivision of record in Plat Book 843, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Davis Mallory, unmarried man by Warranty deed from Mothership Ventures, LLC of record in Instrument No. 20150211-0012541 Register's Office for Davidson County, Tennessee, dated February 09, 2015 and recorded on February 11, 2015.

Being the same property conveyed to Fady Eilia, a married man, and Raymond Agib, a married man, as tenants in common by Warranty deed from Michael Lind Restifo, a married man of record in Instrument No. 20210930-0131595, Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on September 30, 2021.

Being also known as 1620 Porter Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 24 day of July, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

**This being investment property only, having never been the personal residence of Grantors at any time, Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24 day of July, 2023.

Fady Eilia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Fady Eilia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of July, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Raymond Agib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Raymond Agib**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24 day of July, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Mills 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 July 25, 2023 (date of document).

Affiant Signature

July 25, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023