Karen Johnson Davidson County
Batch# 1064629 DEEDQC
10/25/2023 09 47 33 AM 2 pgs
Fees $12 00 Taxes $0 00
20231025-0083487

Name and Address of New Owner
George Guirguis
3748 Willow Creek Rd
Nashville, TN 37027

Send Tax Bills To
George Guirguis
3748 Willow Creek Rd
Nashville, TN 37027

This Instrument Prepared By

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No 050020A17600CO

## 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, **Dina Shenouda, unmarried, and George Guirguis, unmarried ,** "the Grantors," convey and quitclaim unto **George Guirguis, an unmarried man** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 176 on the Final Plat, Belle Arbor PUD, Phase 6 (Formerly known as Victory Village PUD), of record in Instrument of Phase 1-B, Lakeside Cove at Percy Priest of record in Plat at Instrument No 20210518-0066771, having been corrected by Surveyor's Certificate of Correction of record in Instrument No 20210819-0112378, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Dina Shenouda, unmarried, and George Guirguis, unmarried by Warranty Deed from NVR, Inc, a Virginia Corporation T/A Ryan Homes, dated June 17, 2022 of record in Instrument # 20220621-0070334, , Register's Office for Davidson County, Tennessee

Grantors 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)

**GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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, Grantors have executed this Quitclaim Deed on the 20th day of September, 2023

Dina Shenouda
Dina Shenouda

George Guirguis
George Guirguis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September 2023, before me personally appeared Dina Shenouda and George Guirguis, 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 September 2023

Laurie Damewood
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

Andrea Braman
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Laurie Damewood
Notary Signature
My commission expires

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