QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1065532 DEEDQC
10/27/2023 10:32:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231027-0084150

DM-HVF-21-600-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026 (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
and Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-HVF-21-600-116

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashraf Alfons Gabous, Beshoy Ghabious and Hany Ghabious	**SAME AS NEW OWNER**	
(NAME) **705 Gervaise Court,**	(NAME)	**072 05 0O 032.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHRAF ALFONS GABOUS, A MARRIED MAN** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ASHRAF ALFONS GABOUS, A MARRIED MAN, BESHOY GHABIOUS, A MARRIED MAN, AND HANY GHABIOUS, A MARRIED MAN, AS JOINT TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 116A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as amended in Instrument No's. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the Register's Office of Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 116A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as amended in Instrument No's. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the Register's Office of Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Ashraf Alfons Gabous by Warranty Deed from High View Flats LLC, a Tennessee limited liability company, of record in Instrument No. 20230906-0069979, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **600 E Trinity Lane 116, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 25th day of October, 2023.

Ashraf Alfons Gabous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHRAF ALFONS GABOUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



RETURN TO:

RUDY TITLE & ESCROW, LLC
ATTN: S. GLEAVES
2012 21ST AVENUE SOUTH
NASHVILLE TN 37212