Karen Johnson Davidson County
Batch# 1086129 DEEDQC
12/28/2023 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231228-0099581

****This Quitclaim Deed was prepared from information furnished from the Grantor****

**PREPARED BY:**
*Sidwell, Barrett, Gore & Reynolds P.C.*
*121 First Avenue South, Suite 200*
*Franklin, TN 37064*

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 27th day of December, 2023

NOTARY PUBLIC
My Commission Expires: 6/2/2026

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
OF WILLIAMSON

ADDRESS OF NEW OWNER:
Janet Shehata
900 Patricia Drive
Nashville, TN 37217

SEND TAX BILLS TO:
SAME

Map/Parcel:
**107-09-0-038.00**

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## QUITCLAIM DEED

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**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Emma Habib, f/k/a Samria Shenoda**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Janet Shehata**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

**WITNESS** our hands this 15 day of December, 2023

**Emma Habib, f/k/a Samria Shenoda**

EMMA A-HABIB

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emma Habib, f/k/a Samria Shenoda**, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15 day of December, 2023

Erica Wright
Notary Public
My Commission Expires: 9/21/2024

ERICA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**Exhibit "A"**

## LAND DESCRIPTION

**Being Lot No. 89 on the Plan of Patricia Heights, Section I, as of record in Book 2331, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Youssef Abdelsayed and Samria Shenoda, by quitclaim deed from Youssef Abdelsayed, of record in Instrument No. 20141114-0105068 dated November 11, 2014, and recorded November 14, 2014, said Register's Office.**

**Being the same property conveyed to Youssef S. Abdelsayed by quitclaim deed from Samrie Shenoda, of record in Instrument No. 20050829-0103130, dated August 24, 2005, and recorded August 29, 2005, said Register's Office.**

**Being the same property conveyed to Youssef S. Abdelsayed and wife, Samrie Shenoda, by warranty deed from Jean S. Wells, of record in Instrument No. 20050502-0048752, dated April 20, 2005, and recorded May 2, 2005, said Register's Office.**

**Emma Habib, Samrie Shenoda, and Samria Shenoda are one and the same person, having changed her name when she became a U.S. citizen.**

**Youssef Abdelsayed and Youssef S. Abdelsayed are one and the same person.**

**Youssef S. Abdelsayed died on May 11, 2023. A probate has not been opened for Youssef Abdelsayed's estate. Emma Habib, f/k/a Samria Shenoda and Youssef Abdelsayed were married continuously from the time they took title to the property on May 2, 2005 until Youssef Abdelsayed's death on May 11, 2023, leaving Emma Habib, f/k/a Samria Shenoda as the sole tenant by the entirety.**

This property is commonly known as 900 Patricia Drive, Nashville, TN 37217.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 15th day of December, 2023.

K. Thomas Sidwell
Date: 12/27/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of December, 2023.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

