QUITCLAIM DEED

Karen Johnson
Batch # 1099129
02/08/2024 09:42:46 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240208-0008888

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 ___ day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 12-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mina Naguib	Mina Naguib	150-00-0-182.00.00
(NAME)	(NAME)	
3621 Butler Road	3621 Butler Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,Mansour Morgan hereinafter called the Grantor(s), have quitclaimed unto Mina Naguib, hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF BUTLER ROAD, SAID POINT BEING IN THE EASTERLY LINE OF A 20.64 ACRE TRACT OF LAND OWNED BY THELMA BUTLER; THENCE LEAVING SAID EASTERLY MARGIN WITH SAID BUTLER 20.64 ACRE TRACT
SOUTH 82 DEGREES 15 MINUTES EAST 132 FEET TO A POINT; THENCE
SOUTH 05 DEGREES 24 MINUTES WEST 45.5 FEET TO A POINT; THENCE
SOUTH 78 DEGREES 33 MINUTES EAST 151 FEET TO A POINT; THENCE
SOUTH 36 DEGREES 20 MINUTES WEST 232 FEET TO A POINT IN THE MARGIN OF SAID BUTLER ROAD; THENCE WITH THE MARGIN OF SAID BUTLER ROAD
NORTH 56 DEGREES 49 MINUTES WEST 30 FEET TO A POINT; THENCE
NORTH 49 DEGREES 03 MINUTES WEST 50 FEET TO A POINT; THENCE
NORTH 40 DEGREES 50 MINUTES WEST 50 FEET TO A POINT; THENCE
NORTH 25 DEGREES 06 MINUTES WEST 50 FEET TO A POINT; THENCE
NORTH 12 DEGREES 37 MINUTES WEST 100 FEET TO A POINT; THENCE
NORTH 01 DEGREES 30 MINUTES EAST 50 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 0.96 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED NOVEMBER 23RD, 1968 MADE BY THOMAS S. WILLIAMS

Being the same property conveyed to Mina Naguib and Mansour Morgan, as joint tenants, by deed from Harold Lewis Johnson and wife, Elizabeth Elaine Johnson dated September4, 2020 and filed for record in Instrument No. 20200910-0103063 Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3621 Butler Road, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 1 day of February, 2024.

Mansour Morgan

State of Tennessee
County of Davidson

Personally appeared before me Mansour Morgan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of September, 2020 1 day of February, 2024.

Notary Public ~~Judy Jacobs~~
My Commission Expires: 10-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202008039