Karen Johnson
Batch # 1116033
03/27/2024 03:07:51 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240327-0021444

Name and Address of New Owner:
Ebtsam Ghaly, Kirollos Shokry, Christin Shokri and Karoulin Shoukri
1212 Thompson Place
Nashville, TN 37217

Send Tax Bills To:
Ebtsam Ghaly, Kirollos Shokry, Christin Shokri and Karoulin Shoukri
1212 Thompson Place
Nashville, TN 37217

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 10713008300

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, **Ebtsam Ghaly, a single woman,** "the Grantor," conveys and quitclaims unto **Ebtsam Ghaly, a single woman, Kirollos Shokry, a single man and Christin Shoukri, a married woman** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot Number 288 on the Map of Miro Meadows Addition, as of record in Book 1424, Page 112 Register's Office for Davidson County, Tennessee described as follows:
>
> Said Lot Number 288 fronts 82 feet on the northerly side of Thompson Place and runs back between lines measuring 180.7 feet on the easterly line and 184.2 feet on the westerly line to a dead line in the rear on which it measures 90 feet.
>
> Being the same property conveyed to Ebtsam Ghaly, single woman by Warranty Deed from Amera Gerges and Magdy Mussa, wife and husband, of record in Instrument No. 20180105-0001771, dated December 28, 2017 and recorded on January 5, 2018 in the Register's Office of Davidson County, Tennessee.

Grantor covenants 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).

GRANTOR, 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, Grantor has executed this Quitclaim Deed on the 8th day of February, 2024.

Ebtsam Ghaly

Ebtsam Ghaly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2024, before me personally appeared Ebtsam Ghaly, 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 8th day of February, 2024..

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.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of February, 2024.

Notary Signature
My commission expires:

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