Name and Address of New Owner:
Tharwat Barsoum, Mogda Fouad, and Mena Tharwat Barsoum Ragy
3736 Grace Falls Drive, Nashville, TN 37013

Send Tax Bills To:
Tharwat Barsoum, Mogda Fouad, and Mena Tharwat Barsoum Ragy
3736 Grace Falls Drive, Nashville, TN 37013

This Instrument Prepared By:
K Moore
Modern Title Group
114 Rayson St
1A
Northville, MI 48167

Karen Johnson Davidson County
Batch# 1123307 DEEDQC
04/16/2024 10:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240416-0027066

Map & Parcel No: 164 08 0C 043.00

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, **Tharwat Barsoum and Mogda Fouad, a married couple,** "the Grantor," convey and quitclaim unto **Tharwat Barsoum, Mogda Fouad, and Mena Tharwat Barsoum Ragy, joint tenants,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 113, on the Final Plat of Hamilton Chase, Section One, as the same appears of record in Instrument No. 20051025-0128977, and revised by Certificate of Correction in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company to Jason M. Conner, a single person, recorded October 6, 2008, as Instrument No. 20081006-0101258 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $174,000.00.

BEING the same property conveyed by Quit Claim Deed from Jason M. Conner, a single person to Jason M. Conner and Hollie M. Conner, husband and wife, recorded October 3, 2023, as Instrument No. 20231003-0077671 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Jason M. Conner and Hollie M. Conner, husband and wife to JHC Properties, LLC, recorded November 13, 2023, as Instrument No. 20231113-0088294 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Warranty Deed from JHC Properties, LLC, to Tharwat Barsoum and Mogda Fouad, a married couple recorded April 15, 2024, as Instrument No. 20240415-0026797 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $ 445000.00.

Commonly Known As: 3736 Grace Falls Drive, Nashville, TN 37013

Grantor 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).

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 have executed this Quitclaim Deed on the 12th day of April, 2024.

Tharwat Barsoum and Mogda Fouad, a married couple

By: THARWAT BARSOUM (SEAL)
Tharwat Barsoum

By MOGDA FOUAD (SEAL)
Mogda Fouad

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Lisa Adair of the state and county mentioned, personally appeared Tharwat Barsoum and Mogda Fouad, a married couple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Tharwat Barsoum and Mogda Fouad, a married couple, and that such executed the foregoing instrument for the purpose therein contained, by personally signing the name of Tharwat Barsoum and Mogda Fouad, a married couple.

Witness my hand and seal, at office in Murfreesboro, this 12th day of April, 2024.

Notary Signature

Printed Name: Lisa Adair

My commission expires: 02/21/2027

LISA ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202404160027066

AFFIDAVIT OF VALUE

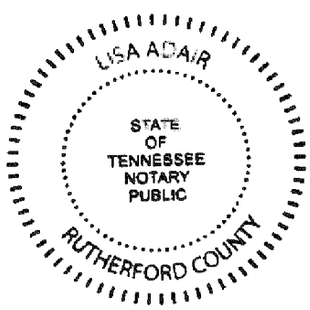
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: THARWAT BARSOUM MOGHE FOUAD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of April, 2024

Notary Signature
My commission expires. 02/21/2027



202404160027066

Exhibit "A"
Property Description

Being Lot No. 113, on the Final Plat of Hamilton Chase, Section One, as the same appears of record in Instrument No. 20051025-0128977, and revised by Certificate of Correction in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed by Warranty Deed from JHC Properties, LLC, a Tennessee limited liability company to Tharwat Brasoum and Mogda Fouda, a married couple, recorded April 15, 2024, as Instrument No. 20240415-0026797 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $445,000.00.

BEING the same property conveyed by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company to Jason M. Conner, a single person, recorded October 6, 2008, as Instrument No. 20081006-0101258 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $174,000.00.

BEING the same property conveyed by Quit Claim Deed from Jason M. Conner, a single person to Jason M. Conner and Hollie M. Conner, husband and wife, recorded October 3, 2023, as Instrument No. 20231003-0077671 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

BEING the same property conveyed by Quit Claim Deed from Jason M. Conner and Hollie M. Conner, husband and wife to JHC Properties, LLC, recorded November 13, 2023, as Instrument No. 20231113-0088294 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

Commonly Known As: 3736 Grace Falls Drive, Nashville, TN 37013

202404160027066

Tennessee Certification of Electronic Document

I, Melissa Edelen, do hereby make oath that I am a licensed attorney and/or the 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 4/12/24 (date of document).

Melissa Edelen
Affiant Signature

4/15/2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 15th day of April, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne