Karen Johnson
Batch # 1124190
04/17/2024 01:55:27 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240417-0027487

Name and Address of New Owner:
Wagdy Nashed Nakhla
1912 Brookshine Port
Antioch, TN 37013

Send Tax Bills To:
Wagdy Nashed Nakhla
1912 Brookshine Port
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 16400008500

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, **Nashwa Ghattas, a married Woman** "the Grantor," convey and quitclaim unto **Wagdy Nashed Nakhla, a married man**"the Grantees," all their interest in the following described real estate in Rutherford County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 96, as shown on Plat for Harvest Grove, Section Two, of record as Instrument No. 20140529-0046065 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nashwa Ghattas, a married woman by Warranty Deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company, of record in Instrument Number 20150504-0040020, Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 4, 2015.

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 10th day of April, 2024.

Wagdy Nashed Nakhla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2024, before me personally appeared Wagdy Nashed Nakhla 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 10th day of April, 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 10th day of April, 2024.

Notary Signature
My commission expires:

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