Karen Johnson Davidson County
Batch# 1127025 DEEDQC
04/25/2024 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240425-0030030

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Fahim Eryan, Asaad Geris, Girgis Youssef** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Grace Fag, LLC,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat of Greenview Estates, Planned Unit Development of record in Plat at Instrument No. 20011213-0137531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fahim Eryan, Asaad Geris, Girgis Youssef, by virtue of that certain Warranty Deed dated December 28, 2021, and being of record at Instrument No. 20220104-0000929 in the Register's Office of Davidson County, Tennessee.

Grantors warrant that the above described property has not been primary residence, and has been used for investment purposes only.

For information purposes only: 2205 Kayla Dr, Goodlettsville, TN, 37072

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 25 day of **April, 2024.**

Fahim Eryan

ASAAD GERIS
Asaad Geris

Girgis Youssef

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Fahim Eryan, Asaad Geris, Girgis Youssef**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 25 day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS:	**2205 Kayla Dr** **Goodlettsville, TN 37072**
TAX PARCEL NO.:	**007-14-0A-029.00-CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Grace Fag, LLC** **2100 Oaksprings Drive** **Mount Juliet, TN 37122**
MAIL TAX BILLS TO:	**New Owner** **2100 Oaksprings Drive** **Mount Juliet, TN 37122**



Certificate of Authenticity

I, Holly A. Mason, 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 April 25 2024.

Affiant Signature

4/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of April ; 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026