Name and Address of New Owner:
Nashwa Ghattas
2201 Preserve Circle
Antioch, TN 37013

Send Tax Bills To:
Nashwa Ghattas
2201 Preserve Circle
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1127749 DEEDQC
04/26/2024 10:38:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240426-0030344

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 175-2-F/60CO

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

Being all of Lot No. 60, on the plan of Final Plat, The Preserve, Phase I, according to plat and survey appearing of record in Instrument No. 20200714-0076956 and in Instrument No. 20201020-00122150, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Wagdy Nashed Nakhla, a married man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument Number 201201229-0154359, Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 29, 2020.

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.

Nashwa Ghattas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2024, before me personally appeared Nashwa Ghattas 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