Karen Johnson Davidson County
Batch# 1141408 DEEDQC
06/03/2024 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240603-0040796

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0044861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-24-BOUTROS

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Atef Boutros and Hanaa Shafik as Tenants in Common with Rights of Survivorship	**Same as new owner**	
(NAME)	(NAME)	**119040C00200CO**
7384 Florence Rd,		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMANUEL BOUTROS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ATEF BOUTROS AND HANAA SHAFIK AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 311 E Thompson Lane, A Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 202206100066513 and further amended by First Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 311 E Thompson Lane at Instrument No. 20220628-0074492, 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 a portion of the same property conveyed to Atef Boutros and Adel Samy by Warranty Deed recorded June 3, 2021 at Instrument Number 20210603-0074843 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **311 A East Thompson Lane, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 31 day of May, 2024.

Emanuel Boutros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMANUEL BOUTROS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2024.

Notary Public
My Commission Expires: 3-20-28
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **5/31/2024** (date of document).

Affiant Signature

Date **5/31/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **31** day of **May**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027