Karen Johnson Davidson County
Batch# 1157235 DEEDQC
07/11/2024 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240711-0052243

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, **Diana Amgad** ("Grantor"), **married**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Fawzy Ghobrial,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Unit No. 2, being a portion of Lot No. 354 on the plan of Forrest View Park, Section II, a horizontal property regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in Master Deed for 2905 Anderson Road Condominiums, recorded in Instrument No. 20030113-0005152, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description.

FOR INFORMATION PURPOSES ONLY: 2905 Anderson Rd., Antioch, TN

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.

Being all or part of the same property conveyed to Diana Amgad and Chrestina Mikhail, as joint tenants, by Warranty Deed of record at Instrument Number 20180108-0002240 in said Register's Office.

Chrestina Mikhail retains her 50% ownership interest, and Fawzy Ghobrial is receiving Diana Amgad's 50% ownership interest.

This property has not been used as the primary residence of Diana Amgad, nor her spouse, and has been used for investment purposes only.

IN TESTIMONY WHEREOF I have executed this instrument the 10 day of **July, 2024.**

Diana Amgad
Diana Amgad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Diana Amgad,** 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 10 day of **July, 2024.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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**.

Fawzy Ghobrial
AFFIANT

SUBSCRIBED AND SWORN before me this the 10 day of **July, 2024.**

NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 1-6-25

PROPERTY ADDRESS: **2905 Anderson Road**
Antioch, TN 37013

TAX PARCEL NO.: **150050A00200CO**

PROPERTY OWNER: **Chrestina Mikhail and Fawzy Ghobrial**
OWNER'S ADDRESS: 1097 Kirk park Ct.
Nolensville, TN 37135

MAIL TAX BILLS TO: **Chrestina Mikhail and Fawzy Ghobrial**
1097 Kirk park Ct.
Nolensville, TN 37135

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 July 2024.

Affiant Signature

7/10/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of July, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

