Karen Johnson Davidson County
Batch # 1157354 DEEDQC
07/12/2024 10:08:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240712-0052454

Name and Address of New Owner:
Atta Abdalla and Ashraf Fawzy
6505 Arvington Way
Antioch, TN 37013

Send Tax Bills To:
Atta Abdalla and Ashraf Fawzy
6505 Arvington Way
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 151-09-0A-113.00 CO

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, **Atta Abdalla and Khyria Taky, husband and wife,** "the Grantors," convey and quitclaim unto **Atta Abdalla, a married man and Ashraf Fawzy, a married man, as tenants in common,** "the Grantee," all his interest in the following described real estate in Wilson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Final Plat, Phase 1, Section 1, Long Hunter Chase of record in Plat Book 7900, Page 829,830 and 831, 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 Atta Abdalla and Khyria Taky, husband and wife by Warranty deed from Toshiya Bryant Ward and Billy Eugene Ward, wife and husband of record in Instrument No. 20201204-0141243 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on December 4,2020.
>
> Being also known as 6505 Arvington Way, Antioch, TN 37013.
>
> Property address being provided for informational purpose only.

Grantors 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).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantors have executed this Quitclaim Deed on the 10th day of July, 2024.

Atta Abdalla
Atta Abdalla

KHYRIA TAKY
Khyria Taky

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of July, 2024, before me personally appeared **Atta Abdalla and Khyria Taky** 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 July, 2024.

Laurie Damewood
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 WILSON

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

Laurie Damewood
Notary Signature
My commission expires: 3/2/25

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