Karen Johnson Davidson County
Batch# 1157363 DEEDQC
07/12/2024 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052465

QUITCLAIM DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

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

Hany Mikhail

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 24-0420

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JYJ USA, LLC	NEW OWNER	Map: 150-05-0-134.00
(NAME) 919 Peony Ct.	(NAME)	
(ADDRESS) Smyrna, TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HANY MIKHAIL, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

JYJ USA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 228, on the Plan of Cherry Hills, Section 4, of record in Plat Book 4460, Page 21, 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 Hany Mikhail, a married man, by deed from Vidali Sarmiento, an unmarried man, of record in Instrument No. 20240708-0051015, dated July 2, 2024, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 421 Cedarcliff Rd., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of July, 2024.

Hany Mikhail

Hany Mikhail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 12th day of July, 2024.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 12, 2024.

(AFFIANT) – Anita Lester

July 12, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me July 12, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY