Karen Johnson
Batch # 1163691
07/30/2024 10:08:02 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240730-0057463

Name and Address of New Owner:
Ahmed Shaat and Olft Abugumiza
3564 Gondola Drive
Antioch, TN 37013

Send Tax Bills To:
Ahmed Shaat and Olft Abugumiza
3564 Gondola Drive
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 150-03-0-170.00

## 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, **Ahmed Shaat, a married person,** "the Grantors," convey and quitclaim unto **Ahmed Shaat and Olft Abugumiza, husband and wife,** "the Grantee," all his interest in the following described real estate in Wilson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 47-B on the Plan of Chelsea of Priest Lake Section 1-B, Zone Lot Division of Lots 43-47, of record in Book 6250 at page 264, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 47-B, being a corner lot, fronts 70 feet on the southerly margin of Gondola Drive and fronts 41.52 feet on the Westerly margin of Windsor Court, said frontages being joined by a curve measuring 36.41 feet; the southerly lines of said lot extends back 101.60 feet and intersects the westerly line which measures 63.74 feet thereon.
>
> Being the same property conveyed to Ahmed Shaat, a married person by Warranty deed from Mildred Devore, married, of record in Instrument No. 20220509-0052690, Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on May 9, 2022.
>
> Being also known as 3564 Gondola Drive, 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 22nd day of April, 2022.

Ahmed Shaat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2022, before me personally appeared **Ahmed Shaat,** 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 22nd day of July, 2022.

Notary Signature
My commission expires: 06.24.25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**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 22nd day of April, 2022.

Notary Signature
My commission expires: 06.24.25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER