This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1172333 DEEDQC
08/20/2024 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063928

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2024.

Notary Public
My Commission Expires: 3/26/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amany N. Mikhael, Philomena Mikhael, Karas Labib Mikhael, and Hermena Labib Mikhael 232 Payson Ct. Nashville, TN 37211	New Owner	172-04-0A-098.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Amany N. Mikhael, an unmarried woman, and Philomena Mikhael, an unmarried woman,** ("Grantor") do hereby quitclaim and convey unto, **Amany N. Mikhael, an unmarried woman, Philomena Mikhael, and unmarried woman, Karas Labib Mikhael, an unmarried man, and Hermena Labib Mikhael, an unmarried man, as joint tenants with rights of survivorship** ("Grantee"), their heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Highlands of Brentwood, Phase Three (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20010920-0101749, 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 Amany N. Mikhael, an unmarried woman, and Philomena Mikhael, an unmarried woman, by Quitclaim Deed from Amany N. Botros aka Amany N. Mikhael, unmarried, of record in Instrument No. 20200708-0073911, Register's Office for Davidson County, Tennessee, dated July 1st, 2020, and recorded on July 8th, 2020.

Being the same property conveyed to Labib M. Mikhael and Amany N. Botros, husband and wife by Warranty Deed from U.S. Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Inc., by its attorney in fact Single Source Property Solutions, LLC of record in Instrument No. 20090310-0021548, Register's Office for Davidson County, Tennessee, dated February 07, 2009, and recorded on March 10, 2009. The said Labib M. Mikhael having since died on 08/10/2016, leaving Amany N. Botros n/k/a Amany N. Mikhael as surviving tenant by the entirety.

This is **improved** property located at: **232 Payson Ct., Nashville, TN 37211.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2024.

GRANTOR:

Amany N Mikhael
Amany N. Mikhael

Philomena Mikhael

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Amany N. Mikhael and Philomena Mikhael,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2024.

Bria Sawyers
Notary Public
My Commission expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/15/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/15/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

