Name and Address of New Owner:
Raafat Fransees
731 Hartsock Sparkman
Mt. Juliet, TN 37122

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch # 1173478 DEEDQC
08/23/2024 11:40:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240823-0064931

This Instrument Prepared By:
Five Star Title
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 149-02-0-A - 025.00 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, **Raafat Fransees,** "the Grantor," convey and quitclaim unto **Raafat Fransees and wife, Maryam Millik, as tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot NO. 25A on the Plan of Zone Lot Division of Lots 23, 24, 25, 26, 27, 28, 29, 30, 31 & 32, Piccadilly Square, Phase 1, of record in Plat Book 6250, Page 468, amending Plat Book 5200, Page 720, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raafat Fransees by Warranty Deed from Samuel Galarza and Rosa L. Galarza, husband and wife, dated January 25, 2019, recorded January 28, 2019 of record in Instrument No. 20190128-0008288, Register's Office for Davidson County, Tennessee.

Improved Property known as: 1025 Regents Park Circle, Antioch, TN 37013

Grantor covenant that he is 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).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2nd day of March, 2023.

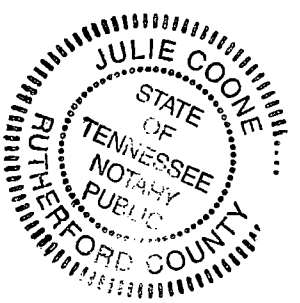
Raafat Francees (SEAL)
Raafat Francees

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public in and for said State and County, **Raafat Francees**, the within named bargainor, 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 2nd day of May, 2023.

Julie Coone
Notary Public
My commission expires: 6-28-2023



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

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.

X Raafat Fransees
(Affiant)

Sworn to and subscribed before me this
2nd day of May, 2023.

Julie Coone
Notary Public
My commission expires: 6-8-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY