Name and Address of New Owner:
Girgis Beshay & Amgad Nan
4225 Florence Road
Murfreesboro, TN 37129

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1179214 DEEDQC
09/09/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069247

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 148080B03700CO

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, **Michael Barsom & Amgad Nan, as tenants in common with rights of survivorship** "the Grantor," convey and quitclaim unto **Amgad Nan and Girgis Beshay,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot 37 of Final Plat Aldwych Village Phase 2, Section 2 of record in Instrument No. 20210105-0002019, 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 Michael Barsom & Amgad Nan, as tenants in common with rights of survivorship by Warranty Deed from Wael Shehata, dated July 30, 2024, of record in 20240823-0065071, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as: 4742 Long Branch, Antioch, TN 37013-2774

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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, Grantor have executed this Quitclaim Deed on the 6th day of September, 2024.

Amgad G. Nan (SEAL)
Amgad Nan

Michael Barsom (SEAL)
Michael Barsom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2024, before me personally appeared **Amgad Nan and Michael Barsom**, 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 6th day of September, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

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 6th day of September, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

202409090069247

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9.6.24 (date of document).

Affiant Signature

9.6.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

