Karen Johnson Davidson County
Batch# 1195351 DEEDQC
10/18/2024 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241018-0081110

QUITCLAIM DEED

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 17 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm. Exp. December 17, 2026

WG-QCD-24-331

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Atef Boutros and Hanaa Shafik as Tenants in Common with Rights of Survivorship	**Same as new owner**	
(NAME) **331 E. Thompson Lane,**	(NAME)	**119040052**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMANUEL BOUTROS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ATEF BOUTROS AND HANAA SHAFIK AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Glencliff Estates, Section Four, as of record in Book 1835, Page 79, Register's Office for said County. Said Lot No. 4 fronts 98.7 feet on the Westerly side of Thompson Lane and runs back between parallel lines 321.8 feet on the northerly line and 152 feet on the southerly line to a dead line in the rear on which it measures 212 feet.

Being the same property conveyed to Atef Boutros, Hanaa Shafik, and Emanuel Boutros from Atef Boutros by Quitclaim Deed of record in Instrument Number 20201104-0129312 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **331 E. Thompson Lane, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 17 day of October, 2024.

Emanuel Boutros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMANUEL BOUTROS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of October, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **10/17/2024** (date of document).

Affiant Signature

Date **10/17/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **17** day of **October**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027