Karen Johnson Davidson County
Batch # 1198507 DEEDQC
10/30/2024 08:44:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241030-0083289

Name and Address of New Owner:
Dina Shenouda
1007 Saddle Wood Drive
Mt. Juliet, TN 37122

Send Tax Bills To:
Dina Shenouda
1007 Saddle Wood Drive
Mt. Juliet, TN 37122

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 093-16-0K-001.00-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, **Dina Shenouda, a married woman and George Guirguis, an unmarried man,** "the Grantors," convey and quitclaim unto **Dina Shenouda, a married woman** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 138 Fain Street Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211021-0141527 being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Dina Shenouda and George Guirguis, husband and wife by Warranty Deed from BCM Construction, LLC, a Tennessee limited liability company and Zenith Group 138 Fain LLC, a Tennessee limited liability company of record in Instrument No. 20211117-0153002 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 17, 2021.

This property is known as: 138 A Fain Street, Nashville, TN 37210

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 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, Grantors have executed this Quitclaim Deed on the 18th day of October, 2024.

Dina Shenouda
Dina Shenouda

George Guirguis
George Guirguis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 2024, before me personally appeared Dina Shenouda and George Guirguis, 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 18th day of October, 2024.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

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 18th day of October 2024.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25