Name and Address of New Owner:
Pula Mahrous, Antonious Mahrous and Bishoy Mousa
327 Kevin Drive
Murfreesboro, TN 37129

Send Tax Bills To:
Pula Mahrous
327 Kevin Drive
Murfreesboro, TN 37129

This Instrument Prepared By:

CLOSED Nashville LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1198516 DEEDQC
10/30/2024 08:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083298

Map & Parcel No: 081-16-0-085.00

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, **Pula Mahrous, a married man** " the Grantor," convey and quitclaim unto **Pula Mahrous, a married man, Antonious Mahrous, an unmarried man and Pishoy Mousa, a married man, tenants in common**, "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Being part of Scott's Five Acre Tract as shown on the plan of D.J. McGavock and Others Addition as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a point in the Westerly margin of 12th Avenue North, at the Southwest corner of the lot owned by Maggie E. Cunningham and Mary A. Brown; thence with their South line, Westerly 154 feet to the Easterly margin of an alley; thence with the margin of said alley, Southerly 26 feet to a point; thence Easterly 154 feet to the Westerly margin of 12th Avenue North; thence with the margin of same, Northerly 27 feet to the point of beginning.

Being the same property conveyed to Pula Mahrous, a married man by Quitclaim Deed from Pula Mahrous, a married man and Pishoy Mousa, a married man, dated October 23, 2024 and recorded 10/24/24 Instrument No. 20241024-0082602 Register's Office of Davidson County, Tennessee.

Being also known as 1517 12th Ave. North, Nashville, TN 37208.

Property address being provided for informational purpose only.

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 GRANTEE, 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 24th day of October, 2024.

Pula Mahrous

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of October, 2024, before me personally appeared Pula Mahrous, 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 24th 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 24th 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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 24, 2024.

J. Carlton Drumwright

October 24, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 24, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY