This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1198872 DEEDQC
10/30/2024 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083780

State of Tennessee}
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Maria Escobar
Affiant Signature

Subscribed and sworn to before me on this the 29 day of Oct., 2024.

Notary Public

My Commission expires 03 / 03 / 2027

NAME AND ADDRESS OF PROPERTY OWNER:
Ramez Samy Ghaly & Demiana Awad Farjallah
1384 Maritime Port,
Antioch, TN 37013

SEND TAX BILLS TO:
Ramez Samy Ghaly & Demiana Awad Farjallah
1384 Maritime Port,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 164040C08000CO

QUITCLAIM DEED
24NT01266

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Ramez Ghaly, a single man

By these presents do remise, release and **QUITCLAIM** unto

Ramez Samy Ghaly & Demiana Awad Farjallah, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 80, on the Final Plat of Hamilton Run Subdivision, Phase 1, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20180510-0044934, and Surveyor's Certificate of Correction of record in Instrument No. 20180516-0046576, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ramez Ghaly, a single man from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated 03/29/2019 and recorded 04/04/2019 in Instrument No. 20190404-0030653, Register's Office of said County.

This is an improved property commonly known as: 1384 Maritime Port, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of Oct, 2024.

Ramez Samy Ghaly

Ramez Ghaly AKA Ramez Samy Ghaly

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ramez Ghaly AKA Ramez Samy Ghaly,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of Oct., 2024.

Notary Public

My Commission expires: 03/03/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Demiana Awad Farjallah

Demiana Awad Farjallah

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Demiana Awad Farjallah,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of Oct., 2024.

Notary Public

My Commission expires: 03/03/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-29-2024 (date of document).

Affiant Signature

10-29-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th of October, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26