This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1220190 DEEDQC
12/27/2024 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241227-0100093

State of Tennessee }
County of Davidson }

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

Affiant Signature

Subscribed and sworn to before me on this the 19 day of Nov, 2024.

Notary Public

My Commission expires 03/03/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Samy Shenouda & Samia Soryal
5833 Napa Valley Drive
Smyrna, TN 37167

SEND TAX BILLS TO:
Samy Shenouda & Samia Soryal
5833 Napa Valley Drive
Smyrna, TN 37167

MAP AND PARCEL NUMBER: **16202003100** ~~141D-E/067.00~~

QUITCLAIM DEED

24NT01284

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,

Shenouda Labib and Samy Shokry Shenouda, as tenants in common with rights of survivorship

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

Samy Shenouda & Samia Soryal, as tenants in common with rights of survivorship

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 and being Lot No. 28 on the Plan of Colewood Acres, Section 1, as shown on a map of record in Book 3700, Page 59, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Shenouda Labib and Samy Shokry Shenouda, as tenants in common with rights of survivorship from Shenouda Labib, by Quitclaim Deed dated 09/27/2024 and recorded 09/30/2024 in Instrument No. 20240930-0075589, Register's Office of said County.

Being the same property conveyed to Shenouda Labib by Warranty Deed from Amauri D. Gutierrez dated February 28, 2022 and recorded March 2, 2022 of record in Instrument No, 20220302-0023774, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 211 Bart Dr, Antioch, TN 37013-3603

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 18 day of November, 2024.

Samy Shenouda

Samy Shenouda, aka Samy Shokry Shenouda

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Samy Shenouda, aka Samy Shokry Shenouda** 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 18th day of November 2024

Irini Bakhoum
Notary Public

My Commission expires: 1/4/2027.

IRINI BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Samia Soryal

Samia Soryal

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Samia Soryal,** 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 18th day of November 2024

Irini Bakhoum
Notary Public

My Commission expires: 1/4/2027

IRINI BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shenouda Labib

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shenouda Labib,** 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 18th day of November 2024

Irini Bakhoum
Notary Public

My Commission expires: 1/4/2027.

IRINI BAKHOUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 11-18-2024 (date of document).

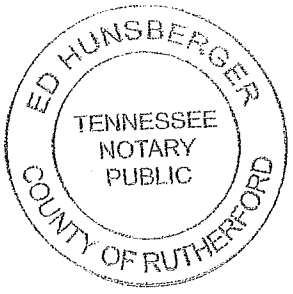
Affiant Signature

11-21-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of November, 2024.

(SEAL)



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