Name and Address of New Owner:
Ashraf Fawzy and Moshera Helmy
918 Promise Way
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1224820 DEEDQC
01/09/2025 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0001865

Send Tax Bills To:
Ashraf Fawzy and Moshera Helmy
918 Promise Way
Murfreesboro, TN 37128

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 165 09 0A 074.00

## 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, **Ashraf Fawzy, a married man** "the Grantor," convey and quitclaim unto **Ashraf Fawzy and Moshera Helmy, husband and wife** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Situate, lying and being in Davidson County, State of Tennessee, to-wit:

Being Lot No. 28, of Section Three, Lakewood Village, a plat of which is recorded in Instrument 20020321-0034912, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Asharaf Fawzy, married, by Deed from The Secretary of Housing and Urban Development, of Washington D.C., dated 06/25/2013 and recorded on 07/01/2013 in Instrument 20130701-0067512, Register's Office of Davidson County, Tennessee.

Property Address: 1992 Port James Circle Nashville, TN 37013

**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 27th day of December, 2024.

_____(SEAL)
Ashraf Fawzy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of December, 2024, before me personally appeared Ashraf Fawzy, 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 27th day of December, 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.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of December, 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 December 27, 2024.

J. Carlton Drumwright

December 27, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 27, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY