Name and Address of New Owner:
Peter Gabra
1249 Lakewalk Dr.
Antioch, TN 37013

Send Tax Bills To:
Peter Gabra
1249 Lakewalk Dr.
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1226160 DEEDQC
01/14/2025 08:25:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250114-0002737

This Instrument Prepared By:

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

Map & Parcel No: 164-08-0A-152.00 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, **Momtaz Ayoub and Peter Gabra** "the Grantors," convey and quitclaim unto **Peter Gabra, a married man** "the Grantees," all their interest in the following described real estate in Rutherford County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hallmark, Section Five of record in Instrument No. 20231109-0087693, Register's Office for said County, to which reerence is made for a more complete description.
>
> Being the same property conveyed to Momtaz Ayoub and Peter Gabra by deed dated 11/25/2024 11/29/2023 and recorded 11/27/2024, from Justin Butler Homes, LLC of record in Instrument No. 20241127-0092842, Register's Office for Davidson County, Tennessee.
>
> Property Address: 1249 Lakewalk Drive, Antioch, TN 37013.

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 21st day of December, 2024.

Momtaz Ayoub
Momtaz Ayoub

Peter Gabra
Peter Gabra

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of December, 2024, before me personally appeared Momtaz Ayoub and Peter Gabra 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 21st 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.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st 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