Karen Johnson
Batch # 1232927
02/03/2025 10 59 48 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250203-0007920

Name and Address of New Owner:
Mariam Zaky and Emey Yonan
318 Birchclay Point North
Antioch, TN 37013

Send Tax Bills To:
Mariam Zaky and Emey Yonan
318 Birchclay Point North
Antioch, TN 37013

This Instrument Prepared By:
CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 164 08 0 C 067.00 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, **Esim Awid, an unmarried man** the Grantor," convey and quitclaim unto **Mariam Zaky, a married woman and Emey Yonan, an unmarried woman** the Grantees ," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Lot No. 102, on the plan of Final Plat, Section Two, Hamilton Chase, "Cluster Lot Subdivision" of record in Instrument No. 20060807-009657, corrected by Surveryor's Certificate of Correction in Instrument No. 20070723-0087046, Register's Office for Davidson County, Tennessee to which plat reference is made for a more complete and accurate legal description.

Being the same property conveyed to Esim Awid and Mariam Zaky, husband and wife and Emey Yonan, unmarried by Warranty Deed from Oscar David Quinones Franco, married , dated 04/15/2020 and recorded 04/16/2020 of record in Instrument No. 20200416-0039865 in the Register's Office for Davidson County, Tennessee.

Property Address: 316 Birchclay Point North, 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 January, 2025.

Esim Awid
Esim Awid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January 2025, before me personally appeared Mona Ibram, 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 January, 2025.

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 January, 2025.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM EXPIRES 03/02/25