Karen Johnson Davidson County
Batch# 1240751 DEEDQC
02/26/2025 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014194

Name and Address of New Owner:
Nashwa Ghattas, Mosad Mosad, and Antonious Mahrous
945 Green Valley
Smyrna, TN 37167

Send Tax Bills To:
Nashwa Ghattas, Mosad Mosad, and Antonious Mahrous
945 Green Valley
Smyrna, TN 37167

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

Map & Parcel No: 092-08-0-115.00

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, **Nashwa Ghattas and Mosad Mosad, as joint tenants with right of survivorship,** "the Grantor," convey and quitclaim unto **Nashwa Ghattas, married, Mosad Mosad, married and Antonious Mahrous, unmarried, as tenants in common** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly 43 1/2 feet of Lot No. 36 on the Plan of John R. Hudson's Addition to Nashville, of record in Plat Book 21, Page 136, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Nashwa Ghattas and Mosad Mosad, as joint tenants with right of survivorship by Deed from 500 Doctor Todd Land Trust, dated February 21, 2025 and recorded 2-26-25 in Instrument No. 202502260014192, Register's Office of Davidson County, Tennessee.

GRANTOR, 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, Grantor have executed this Quitclaim Deed on the ~~21st~~ 22ND day of February, 2025.

Nashwa Ghattas

MOSAD MOSAD
Mosad Mosad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2025, before me personally appeared Nashwa Ghattas and Mosad Mosad, 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 22nd day of February, 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 22nd day of February, 2025.

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 February 21, 2025.

J. Carlton Drumwright

February 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY