Karen Johnson Davidson County
Batch# 1244059 DEEDQC
03/06/2025 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250306-0017063

QUITCLAIM DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Hany Mikhail

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 2-22-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 25-0099

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JYJ USA, LLC	Select Portfolio Servicing, Inc.	Map: 15002028300
(NAME) 919 Peony Court	(NAME) P.O. Box 65450	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Salt Lake City, UT 84165	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HANY MIKHAIL AND MARIAM ESHAK, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

JYJ USA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND in Davidson County, Tennessee, being Lot No. 106A, on the Plan of Zone Lot Division of Lots 106-108, on the Plan of Harbor Gate, Section 2 (Revised), of record in Plat Book 6900, Page 715, amending Plat Book 6200, Page 693, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hany Mikhail and Mariam Eshak, husband and wife, by deed from Derrick Floyd Haynes, Devisee, and Douglas Paul Haynes, Executor, of The Estate of Floyd D. Haynes, of record in Instrument No. 20241001-0076035, dated September 30, 2024, Register's Office for said County.

This is improved property, known as 3054 High Rigger Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 6th day of March, 2025.

Hany Mikhail
Hany Mikhail

Mariam Eshak
Mariam Eshak

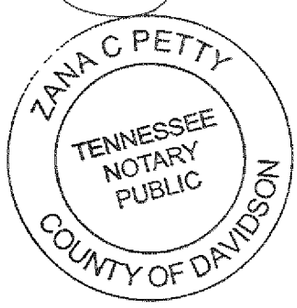
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hany Mikhail and Mariam Eshak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of March, 2025.

My Commission Expires: 3.3.26

Notary Public



Certification of Recorded Documents

I, Anita Lester, 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 March 6, 2025.

(AFFIANT) – Anita Lester

March 6, 2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me March 6, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY