Name and Address of New Owner:
Kirollos Lewis
1617 Heiman St
Nashville, TN 37208

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1257507 DEEDQC
04/08/2025 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026692

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08115041100

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, **Kirollos Lewis and Sousana Shehta Tanious, husband and wife,** "the Grantors," convey and quitclaim unto **Kirollos Lewis and Sousana Shehta Tanious, husband and wife, and Three G, LLC, a Tennessee limited liabity company,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Bransford Realty Company, a subdivision of Lots Numbers 1 and 3 and part of Lot Number 2 of the James Hamilton Tract, of record in Plat Book 332, Page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kirollos Lewis and Sousana Shehta Tanious, husband and wife, by Warranty Deed from Harborview Capital Holdings, LLC, a South Carolina limited liability company, dated May 24, 2023 and filed of record in Instrument No. 20230609-0043883, in the Register's Office for Davidson County, Tennessee.

Improved property known as: 1617 Heiman Street, Nashville, TN 37208

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.

NotaryCam Doc ID: 7e272172-1ec7-4833-9884-3c67fcbba984

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5 day of ~~March~~ April, 2025.

Kirollos Lewis (SEAL)
Kirollos Lewis

Sousana Tanious (SEAL)
Sousana Shehta Tanious

4/5/2025

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~DAVIDSON~~ 4/5/2025 Maricopa

Before me, a Notary Public of the state and county mentioned, personally appeared Kirollos Lewis and Sousana Shehta Tanious, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 5 day of ~~March~~ April, 2025.
4/5/2025

CYNTHIA A DOMINGUEZ
Notary Public - State of Arizona
Maricopa County
Commission # 664016
My Commission Expires on Apr 26, 2028

Cynthia A Dominguez
Notary Signature Cynthia A Dominguez
My commission expires: 4/26/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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-**, 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 8th day of ~~March~~ April, 2025.

Notary Signature
My commission expires:

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NotaryCam Doc ID: 7e272172-1ec7-4833-9884-3c67fcbba984

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/5/25 (date of document).

Affiant Signature

4/5/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

