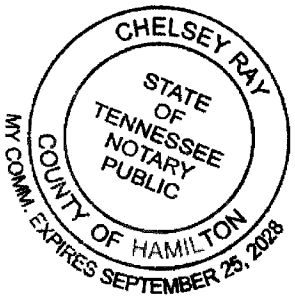
Karen Johnson Davidson County
Batch# 1265313 DEEDQC
04/28/2025 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250428-0032421

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Hamilton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF APRIL, 2025.

Notary Public

COMMISSION EXPIRES: 09.25.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Raulston & Associates, PLLC, 345 Frazier Ave, Ste 103, Chattanooga, TN 37405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Julia Emad Zahey Megaley (Name)	**SAME**	**150-06-105**
2997 Brantley Dr (Address)		
Antioch, TN 37013		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Emad Toos, an unmarried man**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Julia Emad Zahey Megaley, an unmarried woman,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 86, Percy Priest Meadows, Section II, as shown on plat of record in Plat Book 5210, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Emad Toos, by Warranty Deed from Ryan Clopton and Caryn Clopton, dated August 25, 2016 and recorded October 11, 2016, of record in Instrument No. 201610110107205 in the Register's Office for Davidson County, Tennessee.

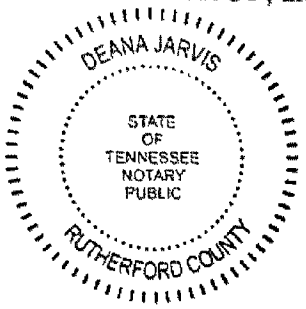
This is improved property located at 2997 Brantley Dr, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 12th day of April, 2025.



Emad Toos

Emad Toos

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, the within named **Emad Toos**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2025.

My Commission Expires: 9-18-27

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Jessica Grunnet, 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 4/12/2025 (date of document).

Affiant Signature

4/12/2025
Date

State of TN

County of Hamilton

Sworn to and subscribed before me this 12 day of APRIL, XXXX 2025.

Notary's Signature

MY COMMISSION EXPIRES: 9/9/2025

Ashleigh Schleifer

NOTARY'S SEAL

ASHLEIGH SCHLEIFER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 9/9/2025
COUNTY OF HAMILTON