Name and Address of New Owner:
Amgad G. Nan
4606 Lancaster Road
Smyrna, TN 37167

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1279903 DEEDQC
05/30/2025 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042642

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

Map & Parcel No: 148 08 0B 037.00

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, **Gergis Beshay,** "the Grantor," convey and quitclaim unto **Amgad G. Nan and Susan Nan, husband and wife,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot 37 of Final Plat Aldwych Village Phase 2, Section 2 of record in Instrument No. 20210105-0002019, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amgad Nan and Girgis Beshay by Quitclaim Deed from Michael Barsom & Amgad Nan, as tenants in common with rights of survivorship, dated September 6, 2024, of record in Instrument No. 20240909-0069247, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4742 Long Branch, Antioch, TN 37013

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.

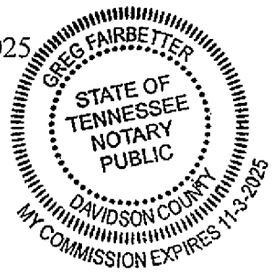
IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of May, 2025.

_____(SEAL)
Girgis Beshay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of May, 2025, before me personally appeared **Girgis Beshay**, 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 28 day of May, 2025



_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

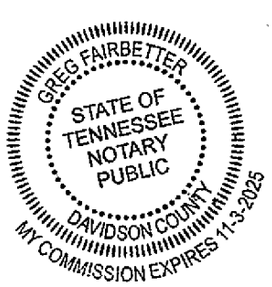
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $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 28 day of May, 2025.

_____
Notary Signature
My commission expires: 11.3.25



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 5.28.25 (date of document).

Affiant Signature

5.28.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

