Karen Johnson Davidson County
Batch# 1299744 DEEDQC
07/18/2025 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250718-0056782

Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Azima Gorgy Abdelsayed

TO:

Azima Gorgy Mina Abdelsayed, Trustee of the Azima Gorgy Mina Abdelsayed Revocable Trust dated July 18, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 18th day of July, 2025, by and between **Azima Gorgy Abdelsayed** ("Grantor"), and **Azima Gorgy Mina Abdelsayed, Trustee of the Azima Gorgy Mina Abdelsayed Revocable Trust dated July 18, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19A on the Plan of Zone Lot Division, Lots 18 and 19, Justin Towne, Section II, as shown on plat of record in Plat Book 5200, Page 665, amending Book 5200, Page 528, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Azima Gorgy Abdelsayed, by Order Granting Probate of Will as Muniment of Title Only, recorded on September 12, 2024, as Instrument No. 20240912-0070220 in the Register's Office for Davidson County, Tennessee, and the Last Will and Testament of Ezzat Samy Khalil, recorded on September 12, 2024, as Instrument No. 20240912-0070221 in the Register's Office for Davidson County, Tennessee, both instruments being documents filed in the Estate of Ezzat Samy Khalil, Case No. 24P1534 in the Seventh Circuit Court for Davidson County, Tennessee.

FURTHER being the same property conveyed to Ezzat S. Khalil, an unmarried man, by Warranty Deed from Magic Pocketz Holdings, LLC, a Tennessee limited liability company, dated October 30, 2017, and recorded November 03, 2017, as Instrument No. 20171103-0113249, in the Register's Office for Davidson County, Tennessee.

Ezzat S. Khalil and Ezzat Samy Khalil having been one and the same person.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **3142 Justin Towne Court, Antioch, TN 37013**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Azima abdelsayed

Azima Gorgy Abdelsayed
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Azima Gorgy Abdelsayed**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 18th day of July, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public
My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Azima Gorgy Mina Abdelsayed, Trustee 3142 Justin Towne Court Antioch, TN 37013	Same/Owner	3142 Justin Towne Court Antioch, TN 37013 Parcel No. 150-2-121.00

Certificate of Authenticity

I, Ariel Joaquin, 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 July 18, 2025.

Date

Affiant Signature

7.18.25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 20 25

Notary's Signature

My Commission Expires: 1.28.26

Date

Notary's Seal (if on paper)

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026