Karen Johnson Davidson County
Batch# 1306887 DEEDQC
08/08/2025 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250808-0063084

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

ADDRESS OF NEW OWNER:
Aida Faltas and Ashraf Tanas
4116 Chambord Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 182020C02300CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Aida Faltas, married**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Aida Faltas and Ashraf Tanas, wife and husband**, Grantee. Said property conveyed herein is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aida Faltas, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated 06/23/2022 and recorded in 06/24/2022 in Instrument No. 202206240072413, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4116 Chambord Drive, Antioch, TN 37013.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 7th day of August, 2025.

Aida

Aida Faltas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Aida Faltas, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that executing the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 7th day of August, 2025.

Notary Public

My Commission Expires:

2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 7, 2025.

J. Carlton Drumwright

August 7, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 7, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY