Name and Address of New Owner:
Mutwakil Abdallah & Abdelsamad Mohamed
4101 Pleasant Colony Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1323974 DEEDQC
09/18/2025 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250918-0074567

Send Tax Bills To:
New Owners

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

Map & Parcel No: 150 14 0 014.00

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, unto **Mutwakil Abdallah, a single man,** "the Grantor," convey and quitclaim unto **Mutwakil Abdallah and Abdelsamad Mohamed, joint tenants with full right of survivorship,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Lake Towne Park, Section 3, as shown by plat of record in Plat Book 6900, Page 355, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mutwakil Abdallah, a single man by Warranty Deed from Maher S. Gerges and Miriam Elsayed, husband and wife, dated July 21, 2017, of record in Instrument No. 20170816-0084290, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 3349 Oak Timber Drive, 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 11 day of September, 2025.

_____(SEAL)
Mutwakil Abdallah

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of September, 2025, before me personally appeared **Mutwakil Abdallah**, 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 11 day of September, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
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 11 day of September, 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202509180074567

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 9.11.25 (date of document).

Affiant Signature

9.11.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

