Karen Johnson Davidson County
Batch# 1332589 DEEDQC
10/10/2025 10:49:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251010-0081159

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN25110234

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 096-10-0-297.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS DEED made and entered into on this 7th **day of** October, 2025 by and between **Girgis Ghobryal, a married man as his sole and separate property,** residing at 3124 Ironwood Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Girgis Ghobryal and Aghapy Mansour, husband and wife, as tenants by the entirety,** residing at 3124 Ironwood Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3124 Ironwood Drive, Nashville, TN 37214

Being the same property conveyed to Girgis Ghobryal, a married man as his sole and separate property from Tammy Parsons, an unmarried woman and Tonya Durham, an unmarried woman tenants in common with right of survivorship, in a Warranty Deed dated 05/28/2024 and recorded 05/29/2024 under Instrument No. 20240529-0039852 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Girgis Ghobryal

Girgis Ghobryal

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Girgis Ghobryal** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 7th day of October, 2025.

Tressie M Lewis

Notary Public

My Commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Aghapy Mansour Girgis Ghobryal
Affiant

Print Name: Aghapy Mansour Girgis Ghobryal

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to before me this 7th **day of** October, **20**25

Notary Public
My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Girgis Ghobryal and Aghapy Mansour
3124 Ironwood Drive
Nashville, TN 37214

Name and address of property owner:

Girgis Ghobryal and Aghapy Mansour
3124 Ironwood Drive
Nashville, TN 37214

Aghapy Mansour

Tennessee Certification of Electronic Document

I, Aghapy Mansour, 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 10-7-2025 (date of document).

Aghapy Mansour
Affiant Signature

10-7-2025
Date

STATE OF TN
COUNTY OF Rutherford

Sworn to and subscribed before me this 7th day of October, 2025.

Notary's Signature

My Commission Expires: 11/08/2028

NOTARY'S SEAL

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Title/Escrow Order # **TN25110234**

EXHIBIT "A"

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

Land in Davidson County, TN, being Lot No. 788 on the Map of Clover Hill, Section X, as of record in Book 2331, page 57, Register's Office for said County.

Tax ID: 096-10-0-297.00

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Girgis Ghobryal, a married man as his sole and separate property from Tammy Parsons, an unmarried woman and Tonya Durham, an unmarried woman, tenants in common with right of survivorship by that Deed dated 5/28/2024 and recorded 5/29/2024 in Official Records Instrument No. 20240529-0039852 of the Public Records of Davidson County, TN.

TAX ID/PARCEL NUMBER(S): 096-10-0-297.00

True Copy Certification
State of Tennessee

I, Taylor Reed, 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 October 7, 2025

Affiant Signature

October 9, 2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 9th day of October, 2025.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)