Karen Johnson Davidson County
Batch# 1350636 DEEDQC
11/25/2025 10:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251125-0093935

Name and Address of New Owner:
Ahmed Yahia Fares
0843 Sonya Drive
Nashville, TN 37209
Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-07-0-163.00

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, **Ahmed M. Ighbareya,** "the Grantor," convey and quitclaim any interest they have unto **Ahmed Yahia Fares,** "the Grantee," the following described real estate in Davidson County, Tennessee:

PLEASE SEE ATTACHED EXHIBIT A

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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 ____ day of November, 2025.

_____(SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Ahmed M. Ighbareya**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ____ day of November, 2025.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command in a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this ____ day of November, 2025.

_____
Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2025-7661-?

202511250093935

Exhibit A

Land in Davidson County, Tennessee, being the rear of Southerly portion of Lot No. 65 on the Plan of George Shield's Second Addition to North Nashville of record in Plat Book 57, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the southeast corner of said Lot No. 65, and running thence Westerly along the Northerly margin of an alley in the rear of said Lot No. 65, 99.9 feet to the East line of Lot No. 64 in said plan, thence Northerly, along the said East line of Lot No. 64, 32 feet, more or less, to a point, and thence Easterly and parallel with and 32 feet from said Northerly margin of said alley, 99.9 feet more or less, to a point in the Westerly margin of Salem Street, now 17th Avenue North, and thence southerly along Salem Street to the point of beginning.

The said Lot No. 65 of which this conveyance is part, is situated on the southerly side of Seifried Street, at its intersection with said Salem Street, now 17th Ave. North. On the said lot there is a frame dwelling known on the said 17th Ave. North by its City No. as 1907.

INCLUDED in the above description but specifically excluded there from is that portion of said property included in Dr. D. B. Todd Jr. Blvd.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 November 24, 2025 (date of document)

Affiant Signature

November 24, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 24 day of November, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202511250093935