Name and Address of New Owner:
Erian Shehata and Jackleen Shehata
304 Kottas Place
Nashville, TN 37217

Send Tax Bills To:
Erian Shehata and Jackleen Shehata
304 Kottas Place
Nashville, TN 37217

Karen Johnson
Batch # 1369621
01/14/2026 11:25:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260114-0003373

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 136-5-A-4.00 CO

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, **Erian Shehata, a married man** "the Grantor," convey and quitclaim unto **Erian Shehata and Jackleen Shehata, husband and wife** "the Grantees," all their interest in the following described real estate in Rutherford County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bayview Estates, Phase One, Revision One, of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description .
>
> Being the same property conveyed to Erian Shehata, a married man by Deed from Ali M. Eltiti and Suzanne H. Eltiti, husband and wife dated July 16, 2018 and recorded July 17, 2018 of Record in Instrument No. 20180717-0069509, Register's Office of Davidson County, Tennesse.
>
> This property is known as 304 Kottas Place, Nashville, TN 37217

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 31st day of October, 2025.

ERIAN SHEHATA
Erian Shehata

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2025, before me personally appeared Erian Shehata 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 31st day of October, 2025.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

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.

Jacklean shehata
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and ~~subscribed~~ before me this 31st day of October, 2025.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON