Karen Johnson
Batch # 1411772
04/27/2026 12:53:46 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260427-0036356

Name and Address of New Owner:
Marcelle Shehata and Michael Bedwany
4008 Alicia Lane
Antioch, TN 37013

Send Tax Bills To:
Marcelle Shehata and Michael Bedwany
4008 Alicia Lane
Antioch, TN 37013

This Instrument Prepared By:
CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 150-060-0A-015.00-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, **Marcelle Shehata, an unmarried woman"** the Grantors," convey and quitclaim unto **Marcelle Shehata, an unmarried woman and Michael Bedwany, an unmarried man**"the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 15 on the Plan of the Parks at Priest Lake, Phase 2, a R10/Rs10 Cluster Lot Subdivision of record in Plat at Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcelle Shehata and William Bedwany by Warranty Deed from Samantha O'Leary and Patrick O'Leary, wife and husband of record in Instrument No. 20191015-0105320 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on October 15, 2019. The Said William Bedwany having since died on July 30, 2022.

This property is known as 4008 Alicia Lane, Antioch, TN 37013.

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 23rd day of April, 2026.

x Marcelle Shehata (SEAL)
Marcelle Shehata

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2026, before me personally appeared Marcelle 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 23rd day of April, 2026.

Notary Signature
My commission expires: 2/26/29

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

Michael Bedwany
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of April, 2026.

Notary Signature
My commission expires: 2/26/29

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