Karen Johnson
Batch # 1449278
07/20/2026 12:38:18 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260720-0065456

Name and Address of New Owner:
Shenoda Ayoub and Marina Metry
2119 Postings Point
Antioch, TN 37013

Send Tax Bills To:
Shenoda Ayoub and Marina Metry
2119 Postings Point
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville LLC
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 164-03-0-E-036-00 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, ~~Shenoda Ayoub, a married man, formerly vested as an unmarried~~ **man, as to an undivided 50% interest and Medhat Ayad and wife, Hanna Bebawy, as to an** ~~undivided 50% interest~~, "the Grantor," convey and quitclaim unto **Shenoda Ayoub and Marina Metry, husband and wife** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plat of Hamilton Church Manor, Phase 2, of record in Instrument No. 20220104-0001231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to , Shenoda Ayoub, an unmarried man, as to an undivided 50% interest and Medhat Ayad and wife, Hanna Bebawy, as to an undivided 50% interest by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware Limited Liability Company, dated December 29 2022 and recorded December 30, 2022 in Instrument No. 20221230-0133887, in the Register's Office for Davidson County, Tennessee.

This property is known as 2119 Postings Point, 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 16th day of July, 2026.

Shenoda Ayoub (SEAL)
Shenoda Ayoub

Medhat Ayad (SEAL)
Medhat Ayad

Hanna Bebawy (SEAL)
Hanna Bebawy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 of July, 2026, before me personally appeared Shenoda Ayoub, Medhat Ayad and Hanna Bebawy, 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 16 of July, 2026.

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

Notary Signature
My commission expires:

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 16 day of July, 2026.

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

Notary Signature
My commission expires: