Name and Address of New Owner:
Ahdy Thomas
6042 Stags Leap Way
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 949832 DEEDQC
12/09/2022 12:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221209-0128331

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 107 05 0A 136.00

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, **Music City Realty, LLC, a Tennessee limited liability company,** "the Grantors," convey and quitclaim unto **David S. Ragheb, as to a one-half undivided interest, and Ahdy Thomas, as to a one-half undivided interest as tenants in common**, the Grantor , "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being all of Unit No. 136 on the Plan of Five Oaks, formerly The Meadows, a Planned Unit Development, as shown by plat by plat appearing of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, of the Register's Office of Davidson County, Tennessee, as which plan reference is hereby made for complete details of said unit.
>
> Being the same property conveyed to Music City Realty, LLC, a Tennessee Limited liability company by Quitclaim Deed from

David S. Ragheb, as to a one-half undivided interest, and Ahdy Thomas, as to a one-half undivided interest as tenants in common, dated April 17, 2018, of record in Instrument No. 20180510-0045036, Register's Office for Davidson County, Tennessee.

This is improved property known as 136 Five Oaks Drive, Nashville, TN 37217-1220

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 2 day of January, 2022.

Music City Realty, LLC

By: _____
_____(SEAL)
David S. Ragheb, President

By: _____
_____(SEAL)
Ahdy Thomas, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared **David S. Ragheb,** President **for Music City Realty, LLC, a Tennessee limited liability company**, with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President **for Music City Realty, LLC, LLC** and that himself as such President executed the foregoing instrument for the purposes therein contained, by signing the name of **Music City Realty, LLC, LLC** by himself as President of **Music City Realty, LLC, LLC.**

Witness my hand and official seal at Nashville, TN, this 2 day of January, 2022.

GREG PRIBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
NOTARY PUBLIC

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared **Ahdy Thomas,** Member **for Music City Realty, LLC, a Tennessee limited liability company**, with whom I am personally acquinted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Member **for Music City Realty, LLC, LLC** and that himself as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of **Music City Realty, LLC, LLC** by himself as Mehber of **Music City Realty, LLC, LLC**.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of January, 2022.

NOTARY PUBLIC

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 2 day of ~~November~~ January, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202212090128331

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1.2.2022 (date of document).

Affiant Signature

1.2.22
Date

State of Tennessee

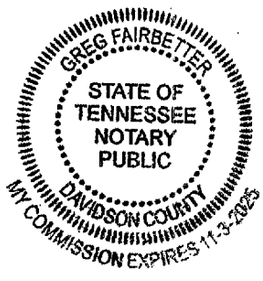
County of Davidson

Sworn to and subscribed before me this 2 day of January, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212