BOX 10-A

Karen Johnson Davidson County
Batch# 981126 DEEDQC
03/15/2023 11:13:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230315-0018728

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ibrahim Dessouky 22 Balsam Lane Levittown, NY 11757	SAME	071120K00400CO

MOMO REAL ESTATE INVESTMENT, LLC, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **IBRAHIM DESSOUKY,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit #4 of Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210505-0060051, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Marshall Crossing, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210505-0060051, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to MOMO Real Estate Investment, LLC of record in Instrument No. 20210209-0018433, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of March, 2023.

MOMO REAL ESTATE INVESTMENT, LLC

BY: KEVIN MONTGOMERY, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent for MOMO Real Estate Investment, LLC, the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal on this 14th day of March, 2023.

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2023.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public